



NEW INDUSTRIAL/WAREHOUSE UNIT

122,908 FT<sup>2</sup>

(11,418.5 M<sup>2</sup>)

AVAILABLE  
NOW



SENTINEL LOGISTICS PARK | CASTLE BROMWICH | BIRMINGHAM | B35 7AR

[WWW.SENTINELPARK.CO.UK](http://WWW.SENTINELPARK.CO.UK)





# TARGETING A CARBON NET ZERO DEVELOPMENT



**BREEM  
"EXCELLENT"**



Roof-mounted solar  
**PHOTOVOLTAIC PANELS**



High efficiency **OFFICE VENTILATION**  
with heat recovery and variable speed fans



**EPC  
"A"**



**10-15% WAREHOUSE  
ROOF LIGHTING**



High levels of  
**AIR TIGHTNESS**



**EV CHARGING POINTS**  
to approximately 20%  
of parking spaces



**LOW ENERGY LED LIGHTING**  
with daylight sensors



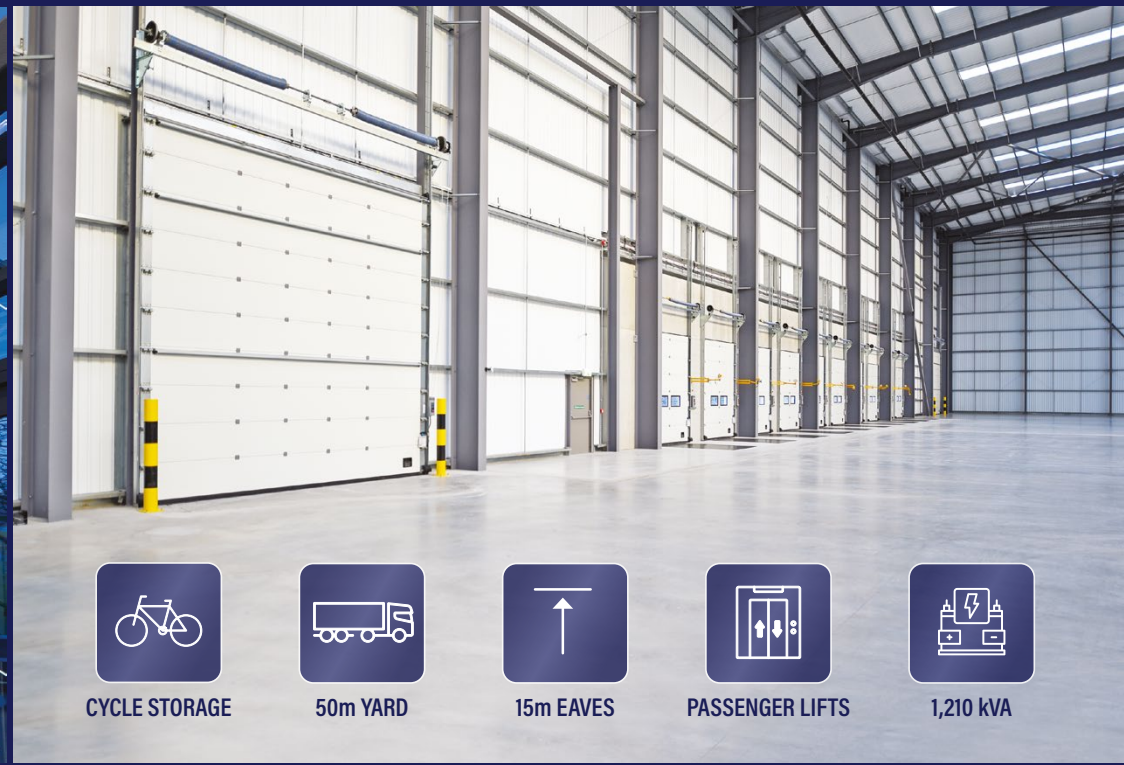
**RECYCLED COMPONENTS  
& AGGREGATES**

The use of cement replacement materials  
is maximised to reduce carbon output

Sentinel Logistics Park fronts the busy A47 Fort Parkway and forms Phase 1 of the Fort redevelopment. The location provides excellent access to Junction 5 of the M6 and affords convenient access to Birmingham City Centre and the surrounding established employment areas. Birmingham International Airport is less than 10 miles away.

This exciting redevelopment consists of 5 new industrial/warehouse units ranging from 42,000 – 123,000 ft<sup>2</sup>. Each unit has ancillary offices, car parking, service yards and high ESG credentials.





CYCLE STORAGE



50m YARD



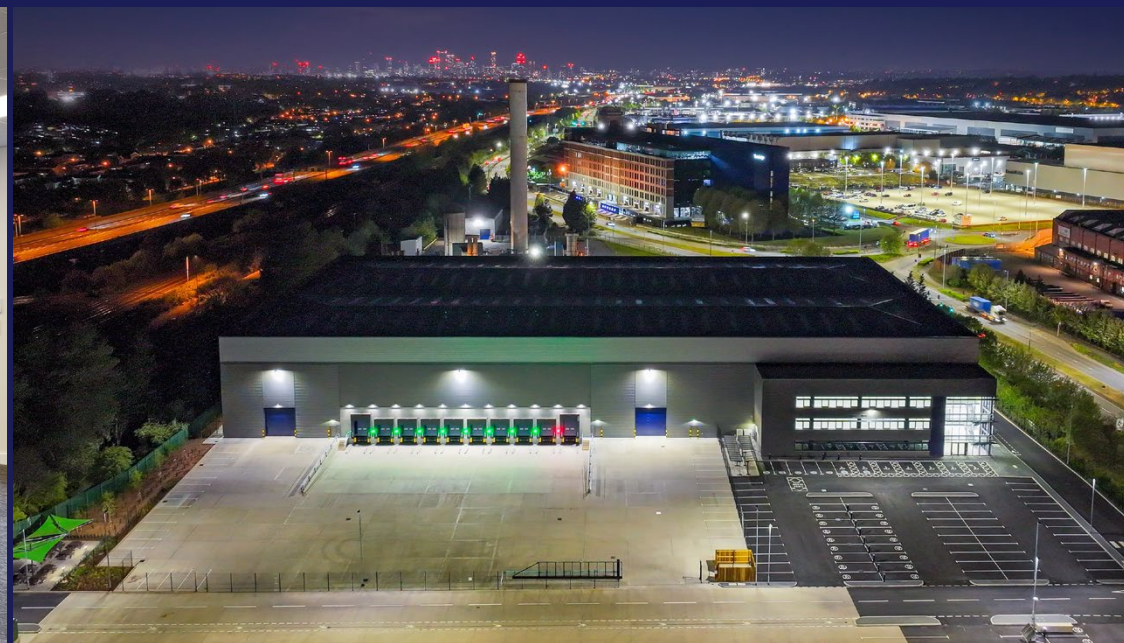
15m EAVES



PASSENGER LIFTS



1,210 kVA



**SENTINEL 5** FT<sup>2</sup> (GEA) M<sup>2</sup> (GEA)

Warehouse 112,560 10,457.1

Office/Ancillary 10,348 961.4

**TOTAL 122,908 11,418.5**

Car Parking 116 (25 EV Charging)

Cycle Parking 58

Level Loading 2 Doors (4.5m x 5.4m)

Dock Levellers 10 Doors

Yard Depth 50m

Electrical Supply 1,210 kVA

Haunch Height 15m

**SENTINEL  
5**

SENTINEL  
3  
62,217 FT<sup>2</sup>

SENTINEL  
4  
42,280 FT<sup>2</sup>



**SECURE  
COMPOUND  
OPTION**

**SENTINEL 3** FT<sup>2</sup> (GEA) M<sup>2</sup> (GEA)

**TOTAL 62,217 5,780.1**

**SENTINEL 4** FT<sup>2</sup> (GEA) M<sup>2</sup> (GEA)

**TOTAL 42,280 3,928.0**

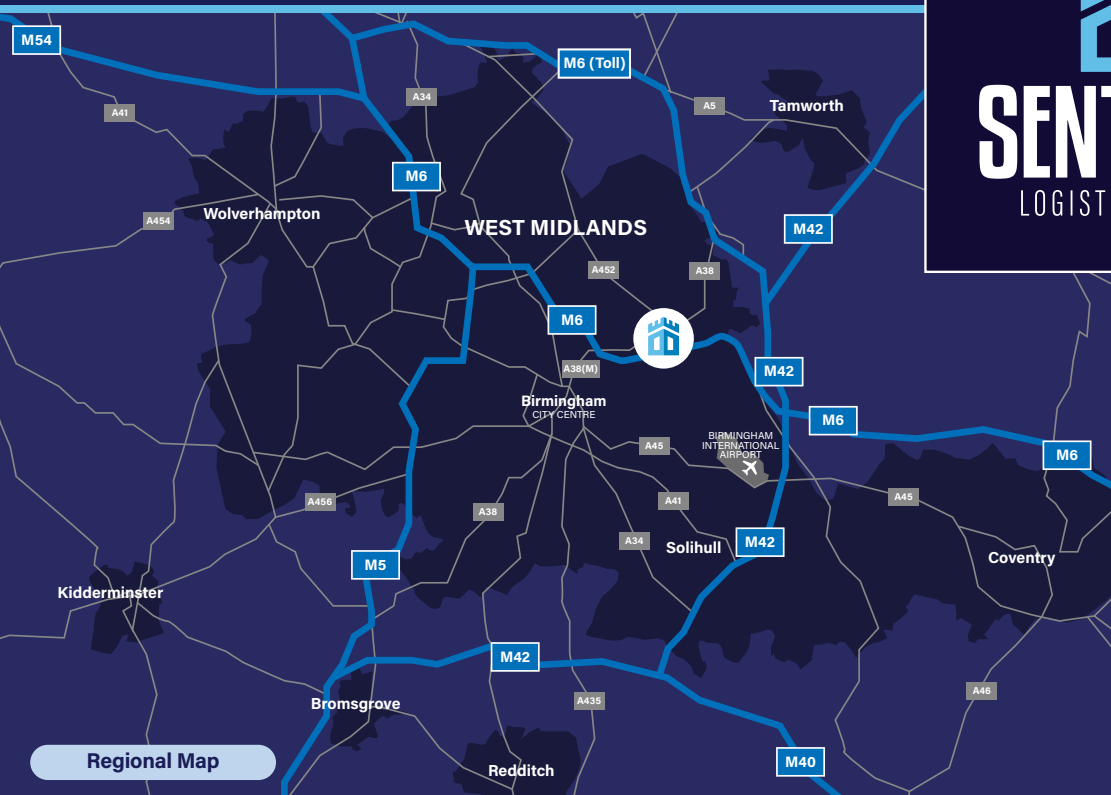
**SENTINEL 5** FT<sup>2</sup> (GEA) M<sup>2</sup> (GEA)

**TOTAL 122,908 11,418.5**



**UNITS 3, 4 & 5  
COMBINED TOTAL  
227,405 FT<sup>2</sup>**

# SENTINEL LOGISTICS PARK

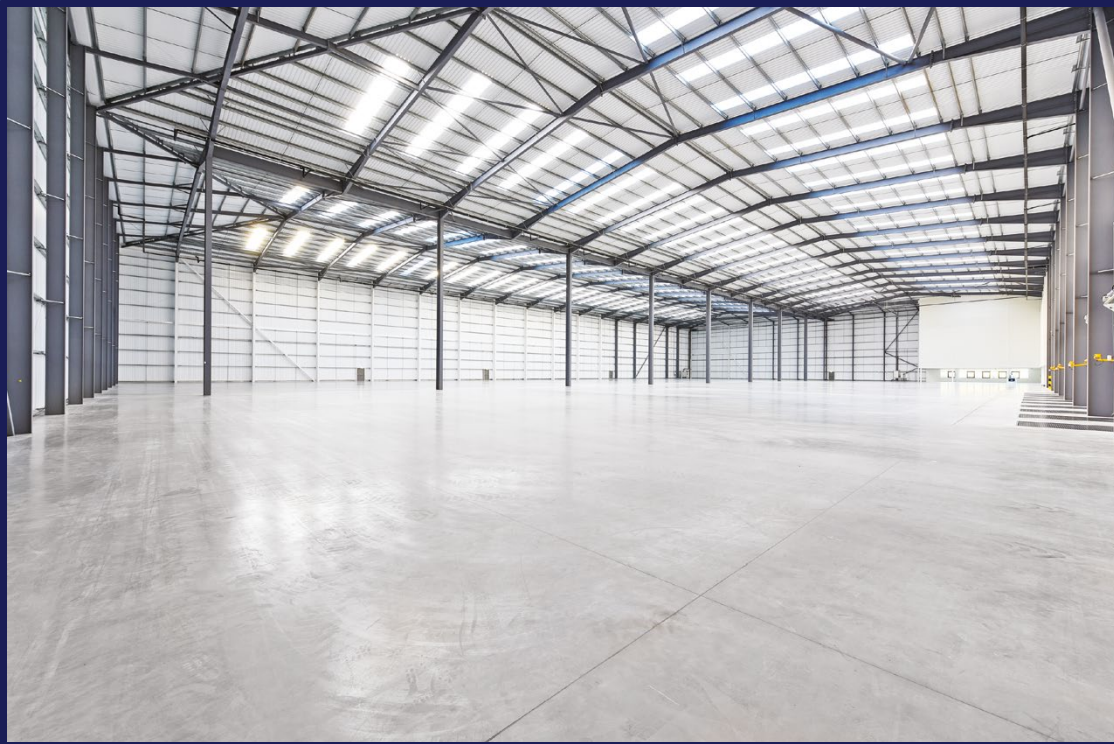


SAT NAV **B35 7AR**  
 WHAT3WORDS.COM/  
 WATCH.PARK.CHARGE

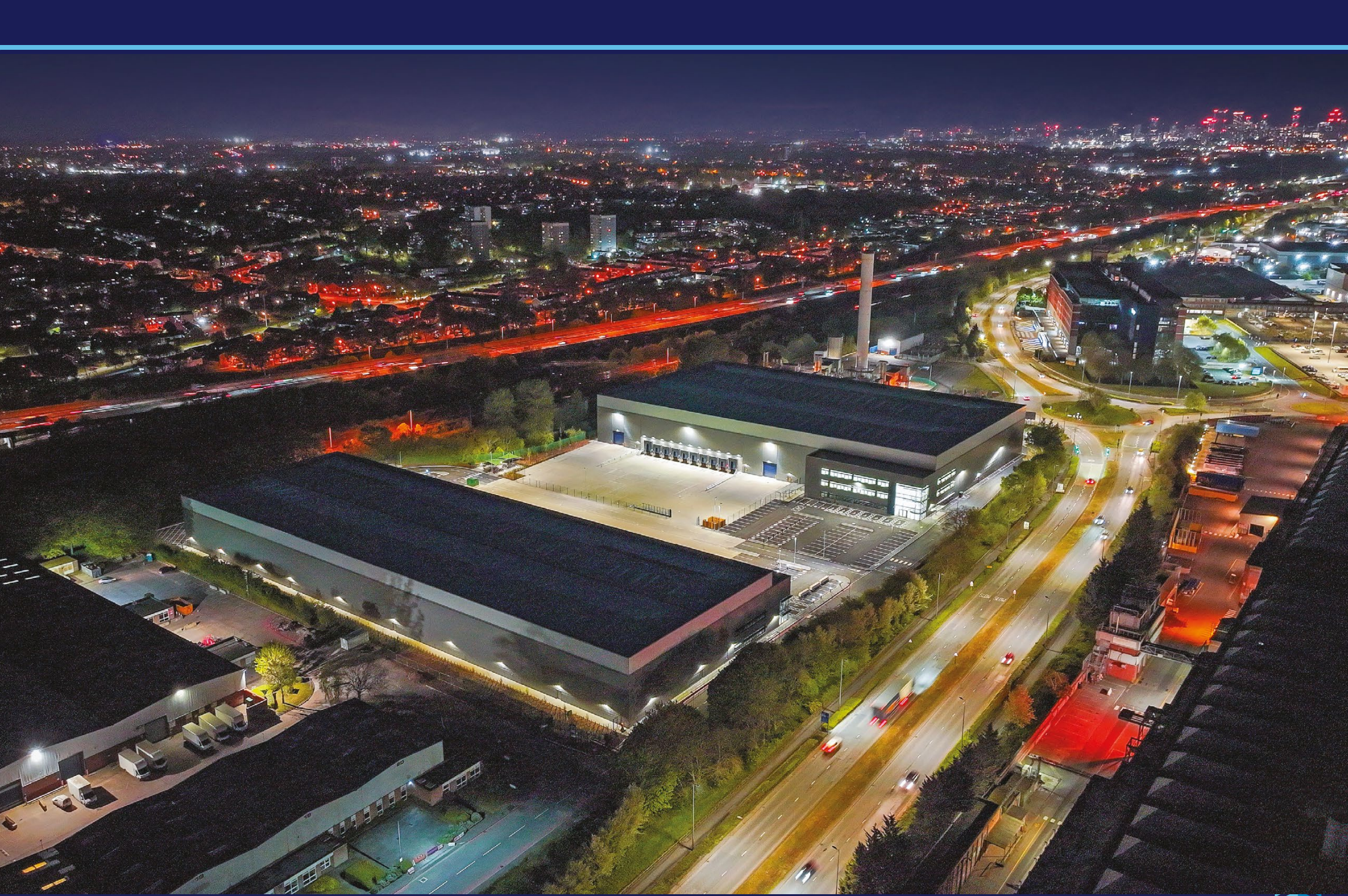


MOTORWAY LINKS		CITY LINKS	
M6 J5	0.7 miles	Central Birmingham	6 miles
M6 Toll T3	4.5 miles	Birmingham International Station	9 miles
M42 J9	5 miles	Birmingham Airport	9 miles
M42 / M40 interchange	16 miles	Manchester	91 miles
M6 / M69 interchange	18 miles	Port of Liverpool	104 miles
M42 / M5 interchange	25 miles	London	120 miles
M6 / M1 interchange	29 miles	London Gateway Port	141 miles
M1 / M25 interchange	92 miles	Port of Southampton	144 miles

Source : Google Maps







## LEASE TERMS

The units are available on new full repairing and insuring leases.

## SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the prospective occupiers will be required to satisfy the owner on the source of funding.

FOR FURTHER INFORMATION, PLEASE CONTACT THE JOINT AGENTS



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