



NEW INDUSTRIAL/WAREHOUSE UNIT

123,646 FT²

(11,487 M²)

AVAILABLE
NOW



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

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 42,280 – 123,646 ft². Each unit has ancillary offices, car parking, service yards and high ESG credentials.



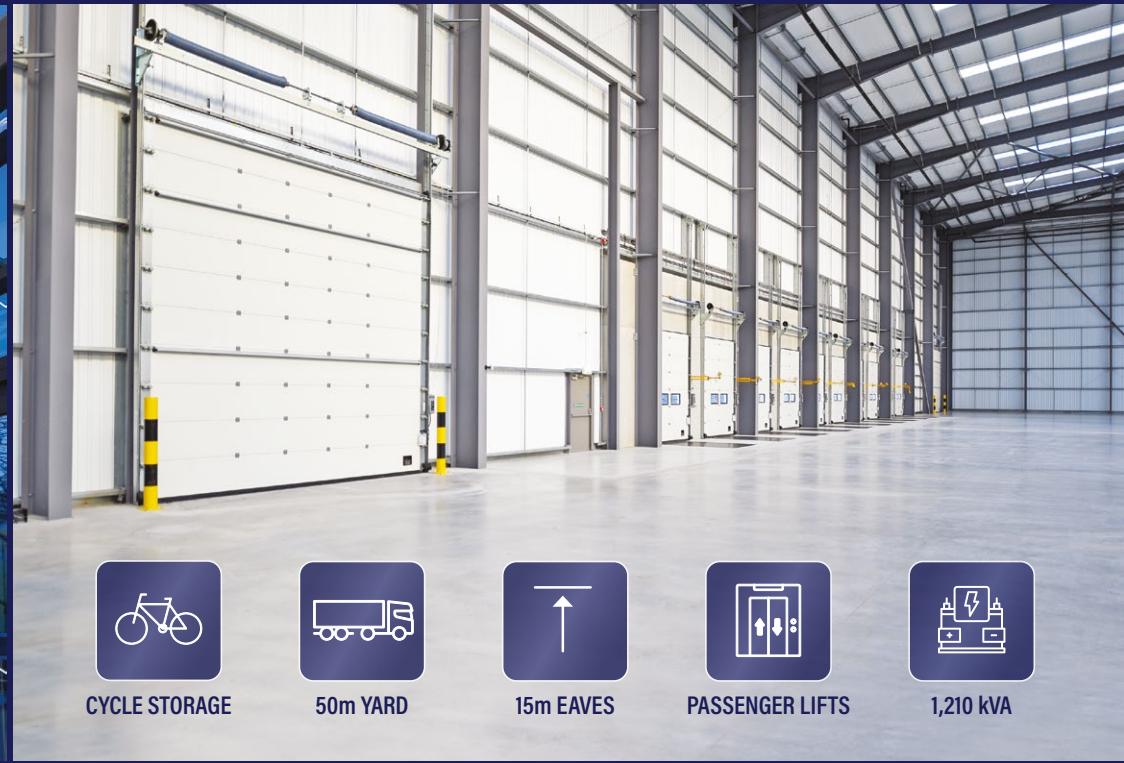
COVENTRY
20 miles
M6 Junction 5
0.6 miles

M6



BIRMINGHAM
6 miles
M6 Junction 6
3.3 miles

A47 FORT PARKWAY



CYCLE STORAGE



50m YARD



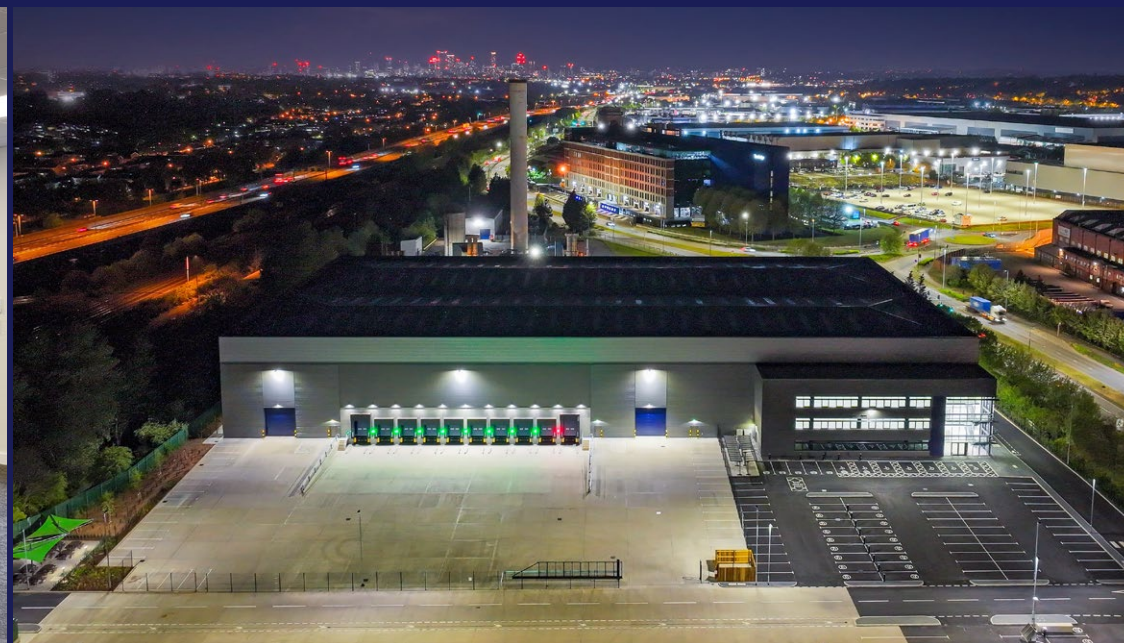
15m EAVES



PASSENGER LIFTS



1,210 kVA



SENTINEL 5 FT² (GEA) M² (GEA)

Warehouse 111,389 10,348.4

Office/Ancillary 12,257 1,138.6

TOTAL 123,646 11,487.0

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**

A47 FORT PARKWAY

DUNLOP WAY

ACCESS FROM FORT PARKWAY (100m)

SENTINEL
3
62,217 FT²

SENTINEL
4
42,280 FT²

 **SECURE COMPOUND OPTION**

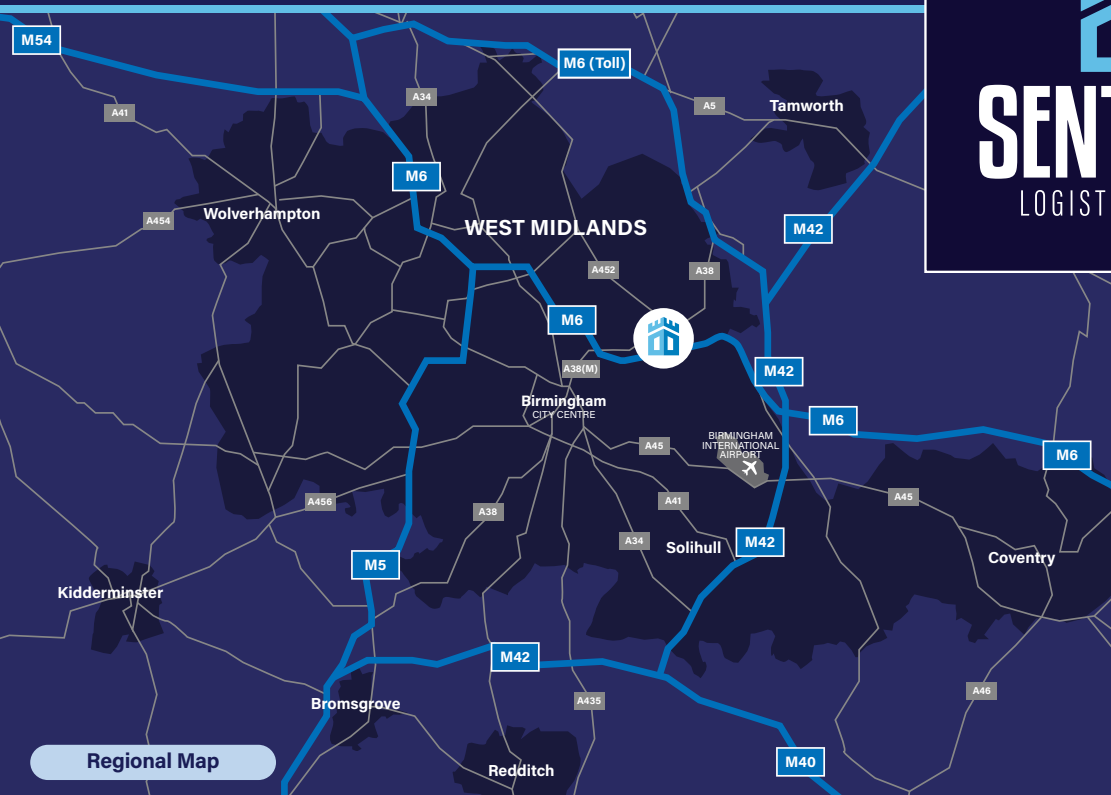
SENTINEL 3 FT² (GEA) M² (GEA)
TOTAL 62,217 5,780.1

SENTINEL 4 FT² (GEA) M² (GEA)
TOTAL 42,280 3,928.0

SENTINEL 5 FT² (GEA) M² (GEA)
TOTAL 123,646 11,487.0

 **UNITS 3, 4 & 5
COMBINED TOTAL
228,143 FT²**

SENTINEL LOGISTICS PARK



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



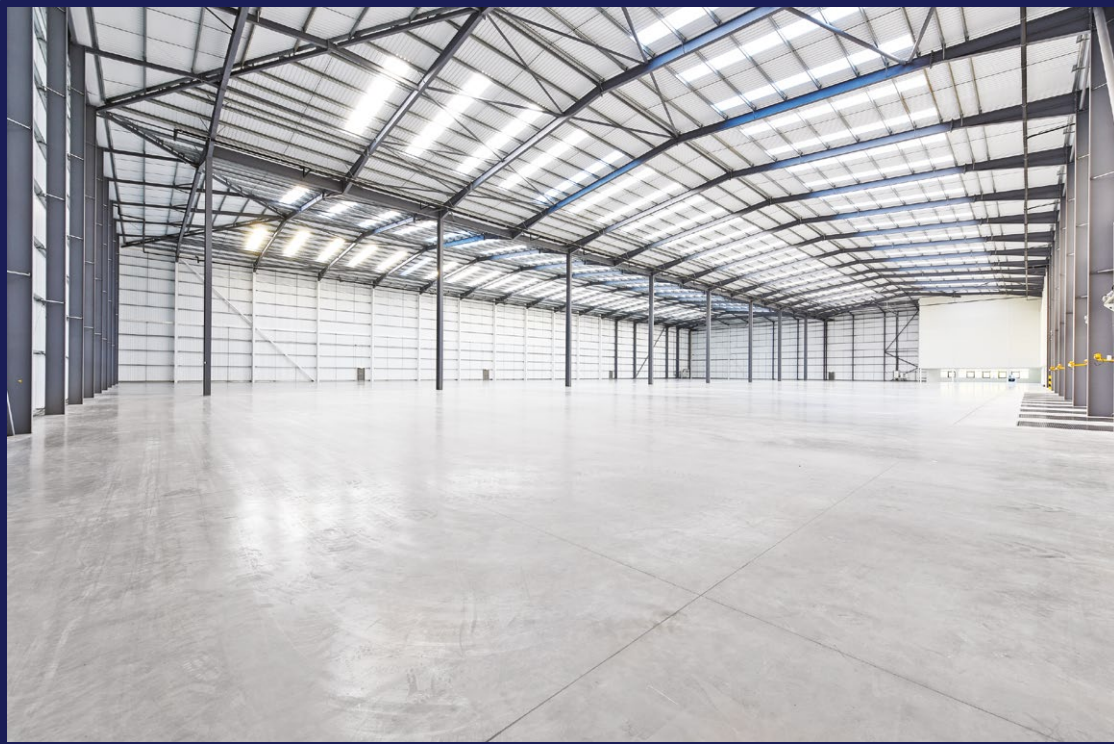
MOTORWAY LINKS

M6 J5	0.7 miles	M6 / M69 interchange	18 miles
M6 Toll T3	4.5 miles	M42 / M5 interchange	25 miles
M42 J9	5 miles	M6 / M1 interchange	29 miles
M42 / M40 interchange	16 miles	M1 / M25 interchange	92 miles

CITY LINKS

Central Birmingham	6 miles	Port of Liverpool	104 miles
Birmingham International Station	9 miles	London	120 miles
Birmingham Airport	9 miles	London Gateway Port	141 miles
Manchester	91 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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