



# NEW INDUSTRIAL/WAREHOUSE UNIT

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

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

AVAILABLE  
Q2 2026

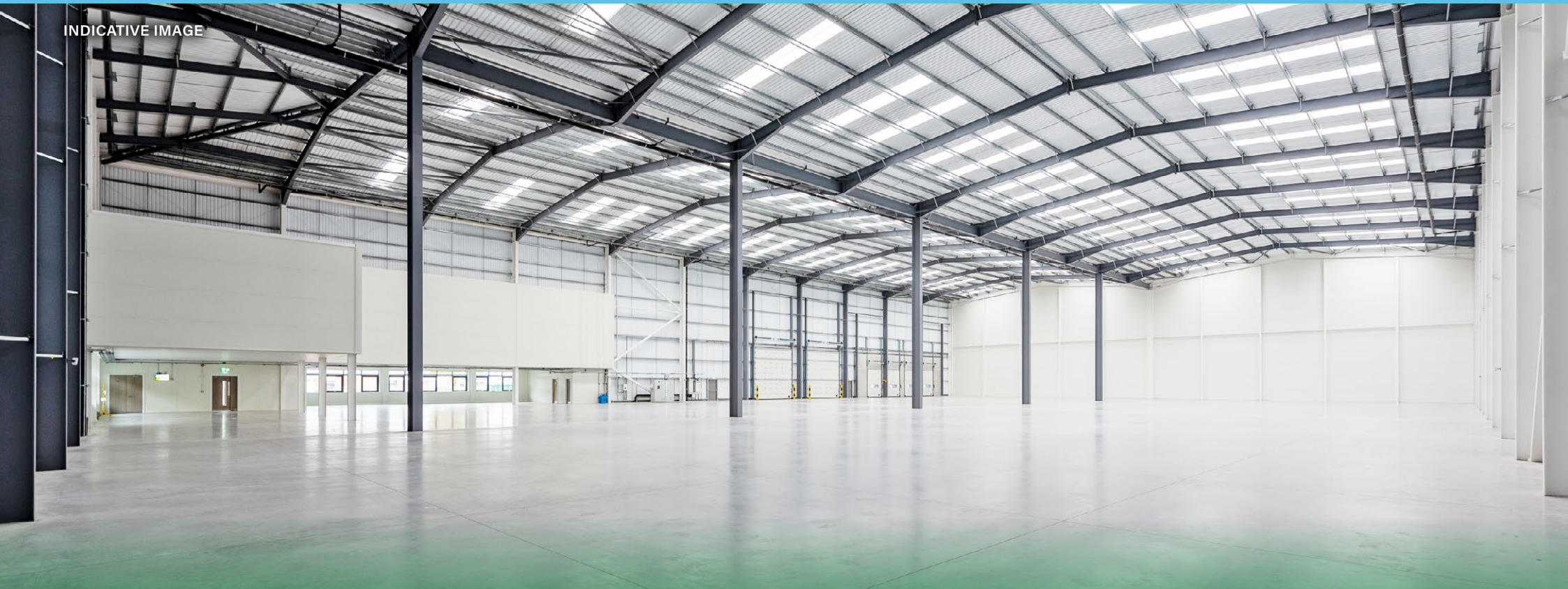


SENTINEL LOGISTICS PARK | CASTLE BROMWICH | BIRMINGHAM | B35 7AR

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



INDICATIVE IMAGE



# TARGETING A CARBON NET ZERO DEVELOPMENT



**BREEAM "EXCELLENT"**  
(Targeted)



**EPC "A"**  
(Targeted)



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



Roof-mounted solar  
**PHOTOVOLTAIC PANELS**



**10-15% WAREHOUSE  
ROOF LIGHTING**



**LOW ENERGY LED LIGHTING**  
with daylight sensors



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



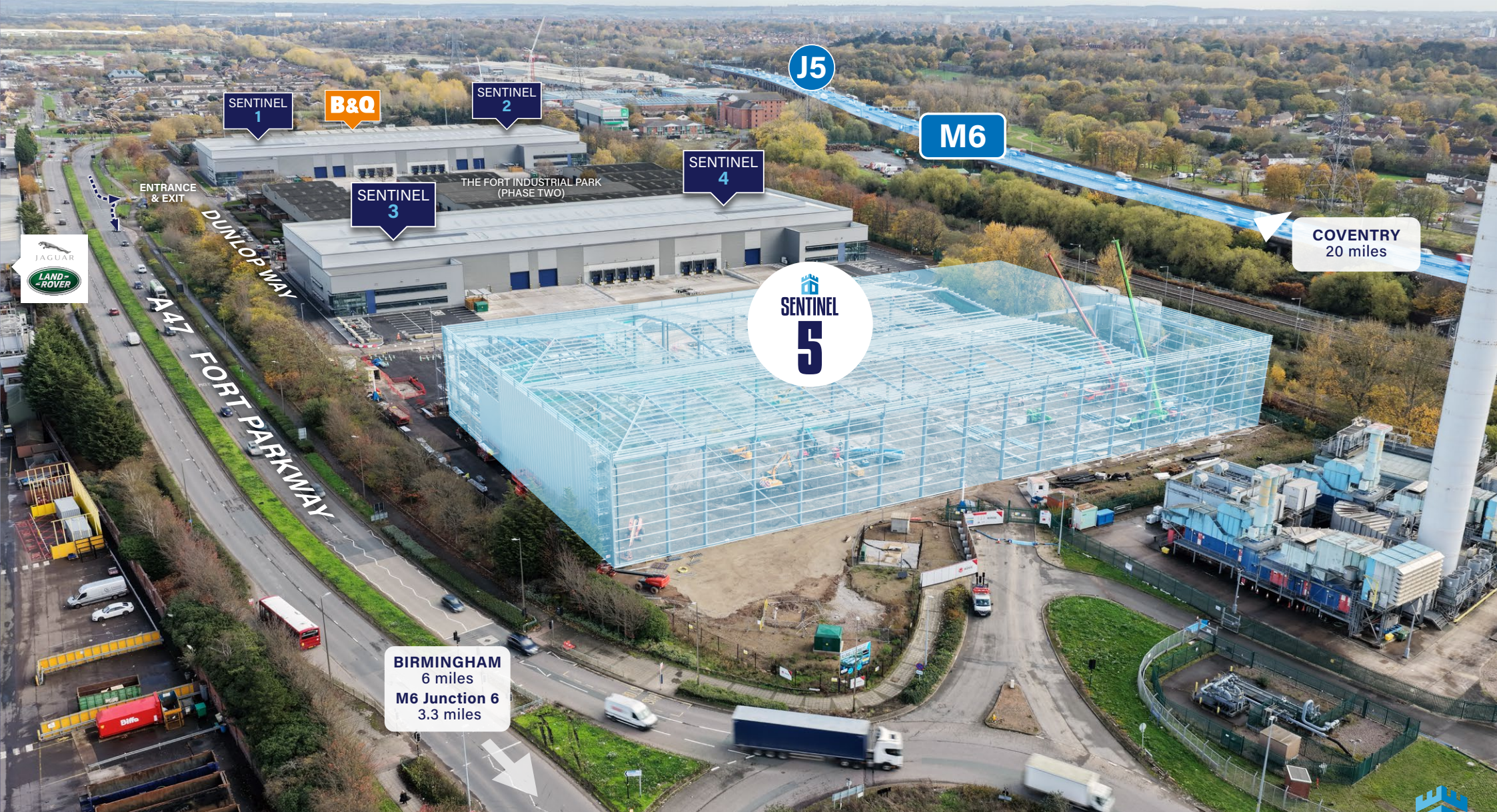
Targeting high levels of  
**AIR TIGHTNESS**



**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.



INDICATIVE IMAGES



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**

A47 FORT PARKWAY

DUNLOP WAY

ACCESS FROM FORT PARKWAY (100m)

SENTINEL 3  
62,217 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 4  
42,280 FT<sup>2</sup>

RAILWAY



**MOTORWAY LINKS**

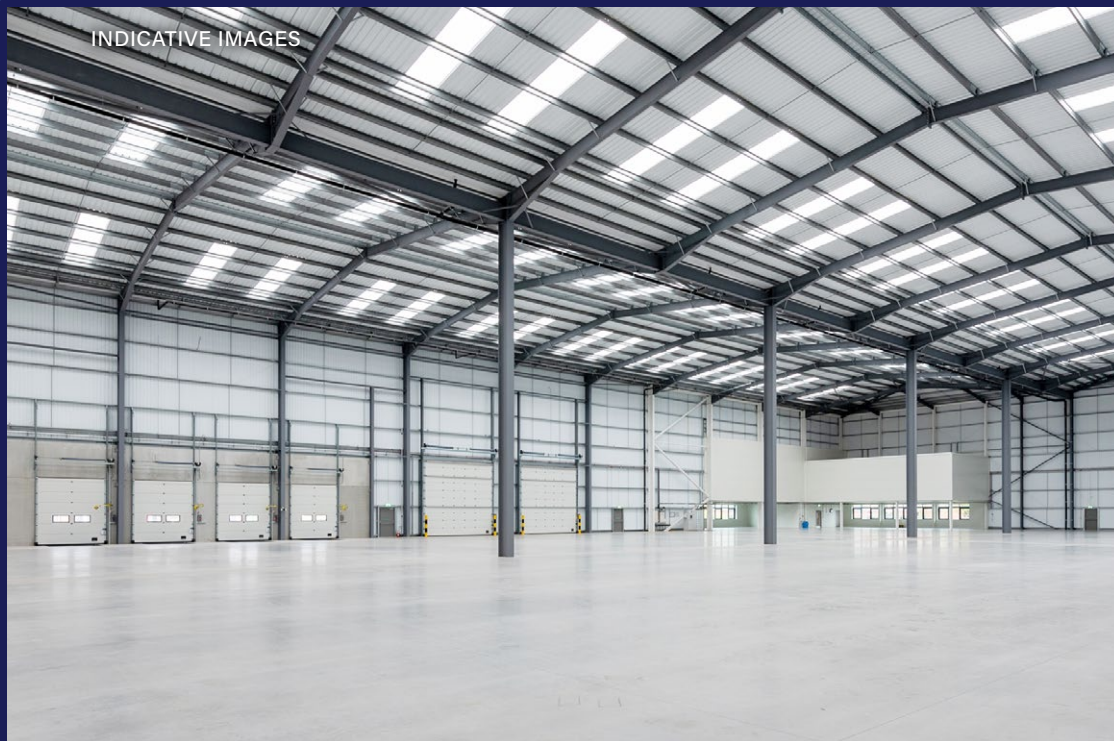
|                       |           |                      |          |
|-----------------------|-----------|----------------------|----------|
| M6 J5                 | 0.7 miles | M6 / M69 interchange | 18 miles |
| M6 Toll T3            | 4.5 miles | M42 / M5 interchange | 25 miles |
| M42 J9                | 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

INDICATIVE IMAGES



### 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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