



B8 1AU
///METRO.OVER.RACED

Industrial/warehouse facility

UNIT 6: 15,078 SQ FT (1,400.89 SQ M)

UNIT 7: 10,063 SQ FT (934.94 SQ M)

UNIT 8: 10,066 SQ FT (935.25 SQ M)

Available now



Extensively refurbished
warehouse units



Level access doors



Warehousing that Works.

High performance space for your business.

Network Park is located approximately 1 mile north east of Birmingham City Centre within Birmingham Heartlands. The Heartlands Spine Road commences a short distance from the development and gives dual carriageway access, throughout north-east Birmingham and to junction 5 M6 (2 Miles). The A47 gives unbroken dual carriageway access to the Middle Ring Road (A4540), Aston Expressway (A38M) and Birmingham City Centre.

Network Park is situated within close proximity of a variety of major Birmingham industrial occupiers, including Greggs Mainstream Way Facility, Booker, Smurfit Kappa, DHL, IMI Truflo Marine and Hydraforce Hydraulics to name a few. Jaguar Land Rover's (JLR) Caste Bromwich plant is c. 3 miles north east along with Dunlop Aircraft Tyres amongst others.



Warehousing that Works.

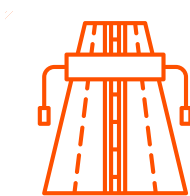


You're well-connected.



CITIES/MAJOR TOWNS

Birmingham City Centre	1.5 miles
Wolverhampton	16.9 miles
Coventry	19.9 miles
Derby	41 miles
Leicester	42.8 miles
Stoke on Trent	45.6 miles
Nottingham	50 miles



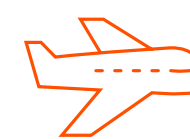
MAJOR ROADS

M6	2.7 miles
M5	7.3 miles
M54	15.3 miles
M69	22.5 miles
M1	33.1 miles



RAIL FREIGHT TERMINALS

Duddeston	0.3 miles
Adderley Mill	0.5 miles
Aston	1.6 miles
Birmingham Moor Street	2 miles
Birmingham New Street	3.3 miles

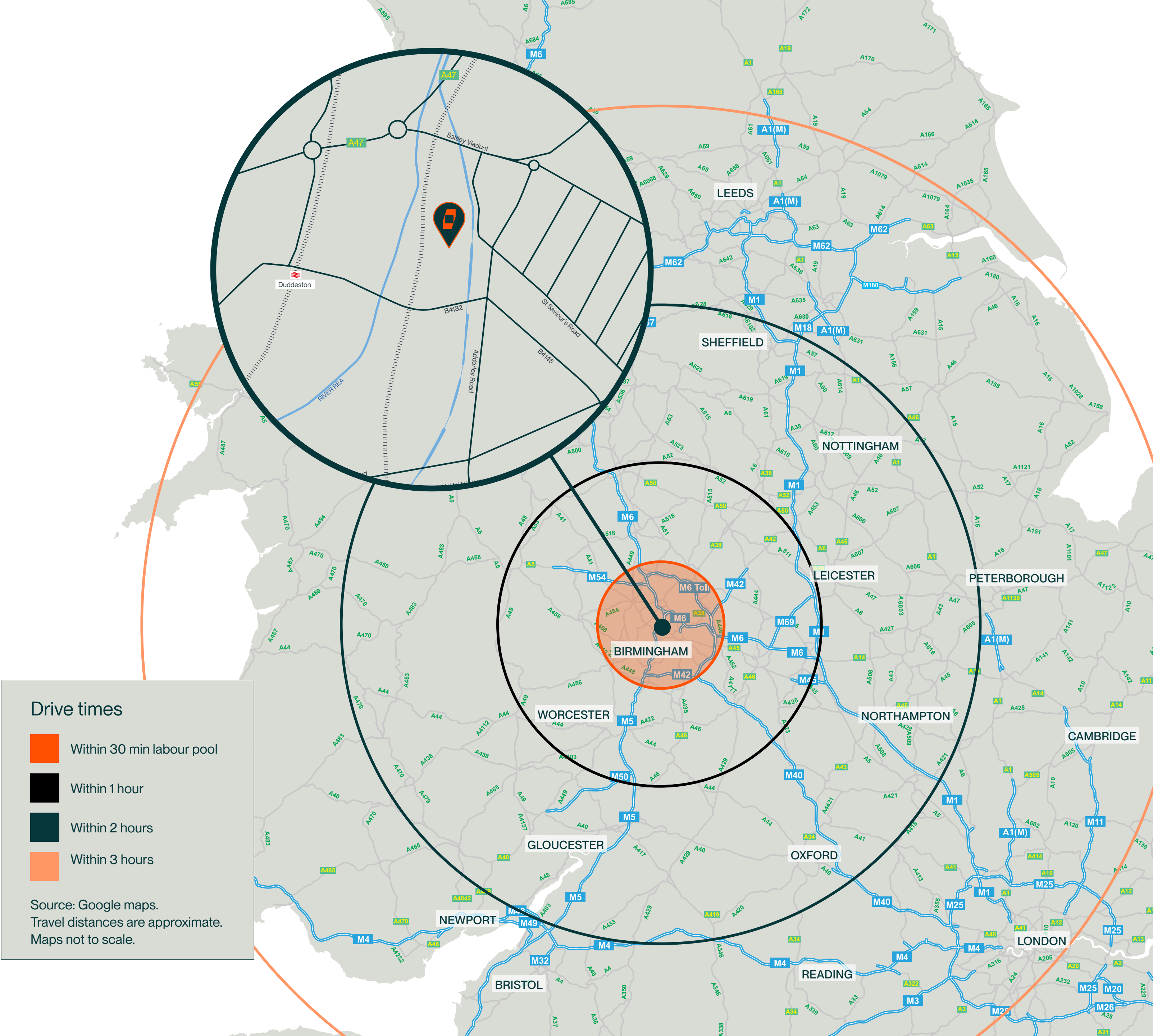


AIRPORTS

Birmingham Airport	8.6 miles
East Midlands Airport	39.6 miles



Warehousing that Works.



Schedule of accommodation

	UNIT 6	UNIT 7	UNIT 8
WAREHOUSE	13,000 SQ FT (1,207.78 SQ M)	8,146 SQ FT (757.06 SQ M)	6,647 SQ FT (617.55 SQ M)
OFFICE GROUND FLOOR	-	-	915 SQ FT (84.99 SQ M)
FIRST FLOOR	1,554 SQ FT (144.39 SQ M)	1,393 SQ FT (129.43 SQ M)	699 SQ FT (64.94 SQ M)
ANCILLARY SPACE (GF AND FF)	524 SQ FT (48.68 SQ M)	524 SQ FT (48.68 SQ M)	1,805 SQ FT (167.77 SQ M)
TOTAL	15,078 SQ FT (1,400.89 SQ M)	10,063 SQ FT (934.94 SQ M)	10,066 SQ FT (935.25 SQ M)



Fully fitted offices
with expansion
capability



Fitted kitchen areas



Electrically operated
insulated sectional
loading doors



Deep concrete
service yards



Secure site including
out-of-hours
electronic gate and
CCTV



Generous parking
provision



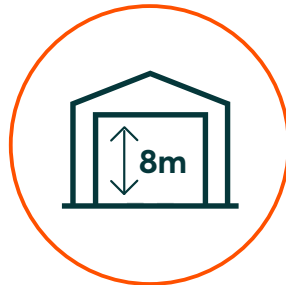
Full height brick
office elevations



LED Lights



Planned
refurbishment works
to increase EPC
ratings up to B



Minimum eaves
height 8m

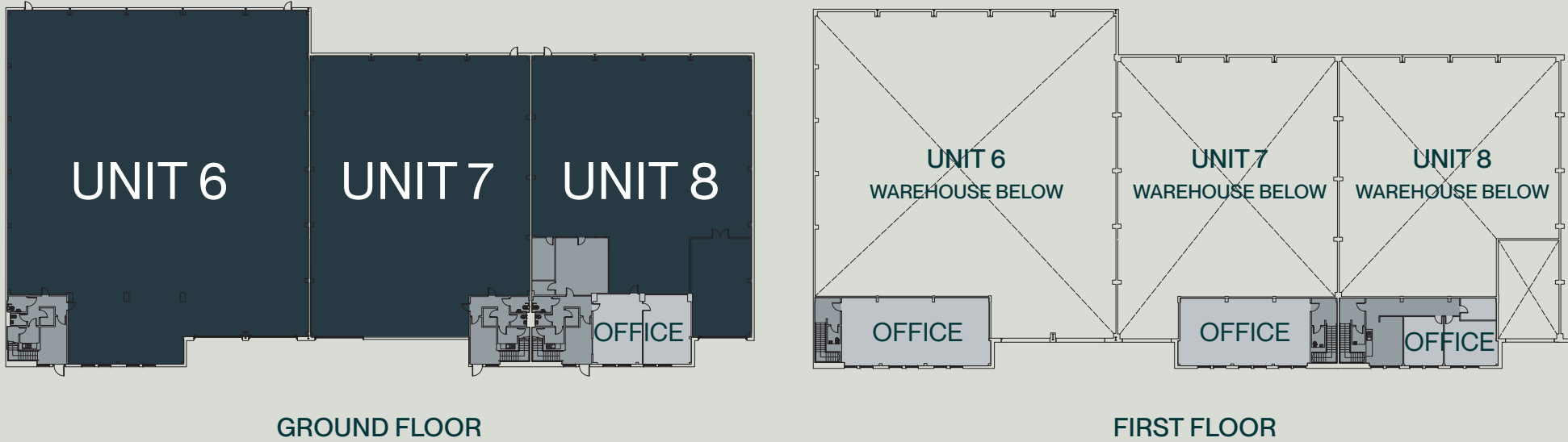
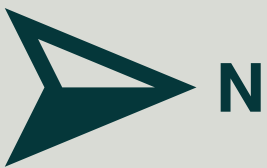
*All floor areas are approximate gross internal areas.



Warehousing that Works.



Development Layout.



Site plan is indicative.



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