



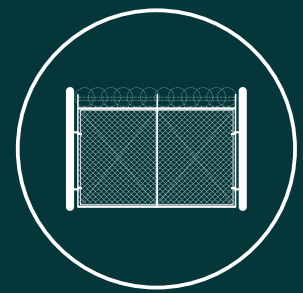
# INDURENT

## SALTBROOK TRADING ESTATE

CRADLEY HEATH B63 2QU  
///TANKS.ABOUT.ASSURE

UNDER REFURBISHMENT -  
AVAILABLE JANUARY 2026

UNITS FROM 2,034 SQ FT TO 4,074 SQ FT  
(188 SQ M TO 378 SQ M)



Secure and gated estate.



Excellent circulation areas.

Warehousing that Works.

# High performance space for your business.

If you're looking for high-quality, light industrial units in a secure and established industrial location, look no further than Indurent Saltbrook Trading Estate. Currently under refurbishment, these units will offer reliable features to occupiers seeking high-quality industrial facilities.

## An ideal location for the Black Country.

Located on Saltbrook Road in the Hayes Industrial Area, the site is positioned just off the A458 with nearest motorway access provided by junction 3 of the M5. Road links also allow access to Birmingham city centre, the Black Country, Stourbridge and Worcestershire.



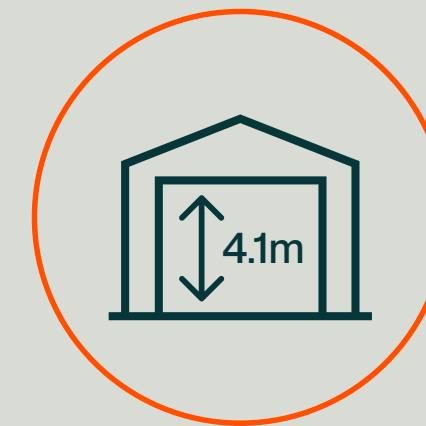
Office accommodation.



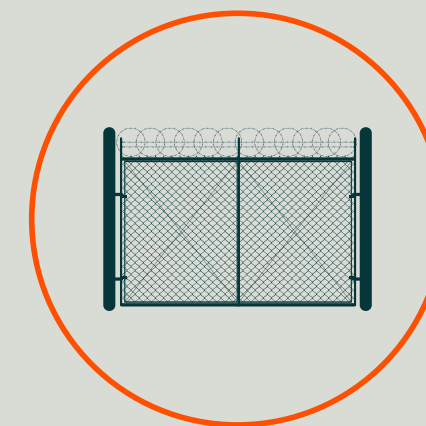
LED lighting included.



Estate CCTV.



4.1m eaves height.



Fenced and gated estate.



Warehousing that Works.

# Why choose Saltbrook Trading Estate?



Located in the heart of the Black Country, with direct access to the wider region.



Well maintained and secure industrial estate.



Undergoing refurbishment.



Warehousing that Works.

Take a closer look



# Aerial plan.



# Estate plan.



UNIT 13	2,072 SQ FT
UNIT 16	2,064 SQ FT
UNIT 23	2,034 SQ FT
UNIT 24	2,040 SQ FT
23 & 24 COMBINED	4,074 SQ FT

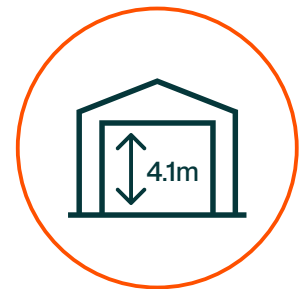
All floor areas are approximate gross internal areas.



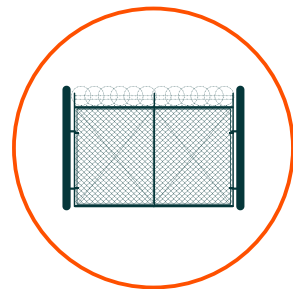
# Industrial and warehouse unit 13.

2,072 SQ FT (192.49 SQ M)

All floor areas are approximate gross external areas.



4.1m eaves height



Fenced and gated estate



Estate CCTV



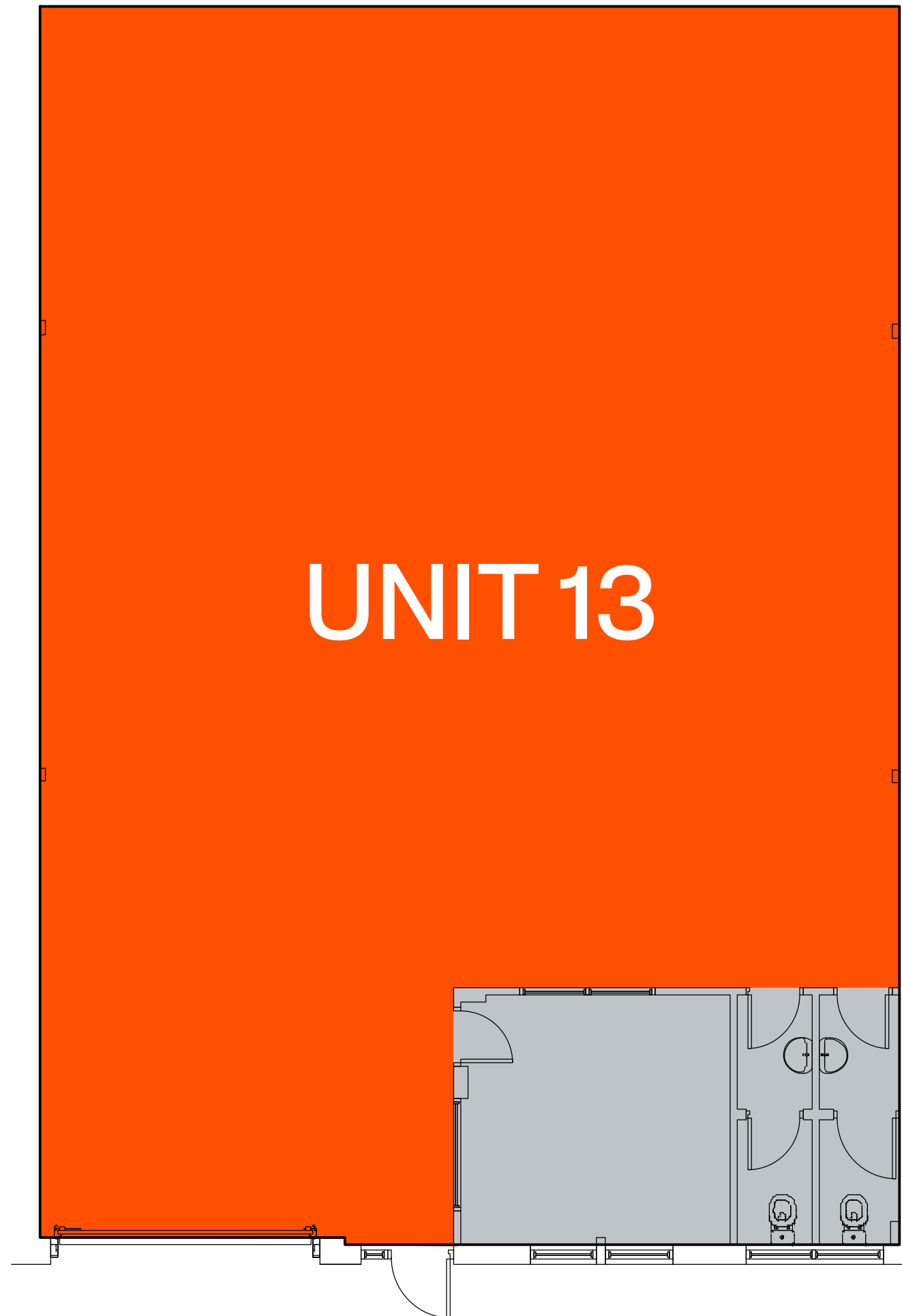
LED lighting



Roller shutter door



Office accommodation



## UNIT 13

\*images are indicative.

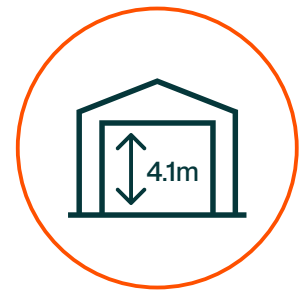
Take a closer look



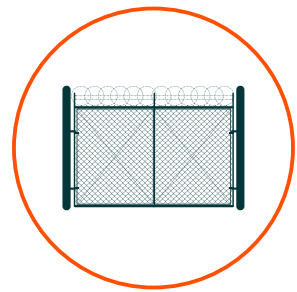
# Industrial and warehouse unit 16.

2,064 SQ FT (191.77 SQ M)

All floor areas are approximate gross external areas.



4.1m eaves height



Fenced and gated estate



Estate CCTV



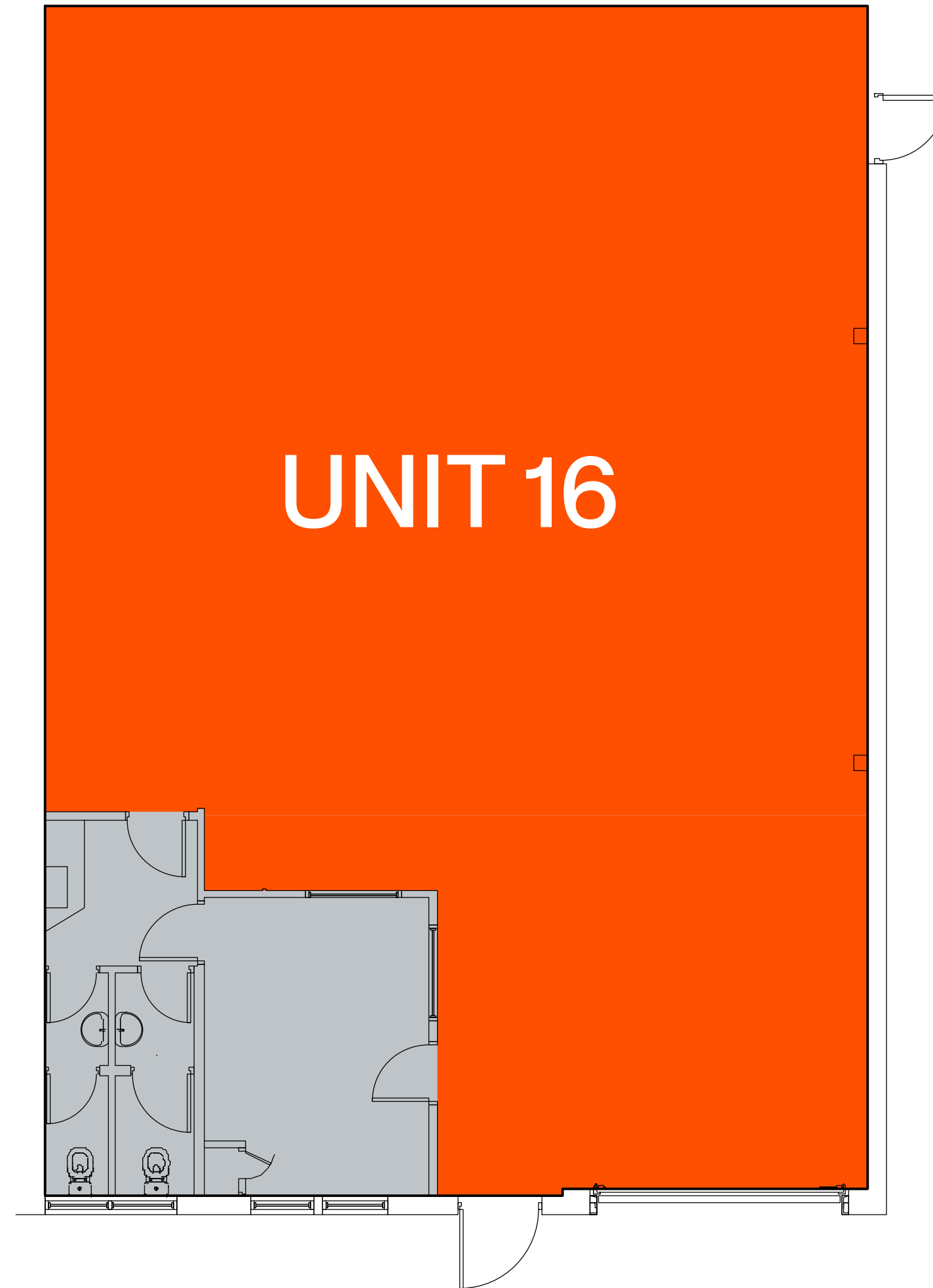
LED lighting



Roller shutter door



Office accommodation



\*images are indicative.

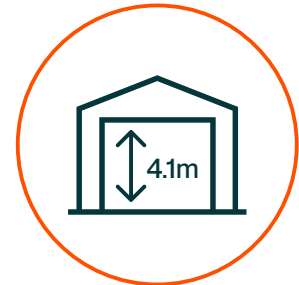
Take a closer look



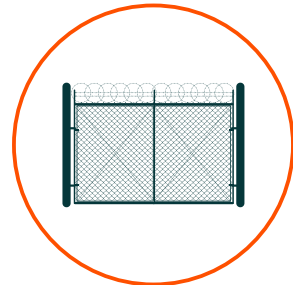
# Industrial and warehouse units 23 & 24.

2,034 SQ FT (188.97 SQ M) UP TO 4,074 SQ FT (378.49 SQ M) (UNITS COMBINED)

All floor areas are approximate gross external areas.



4.1m eaves height



Fenced and gated estate



Estate CCTV



LED lighting



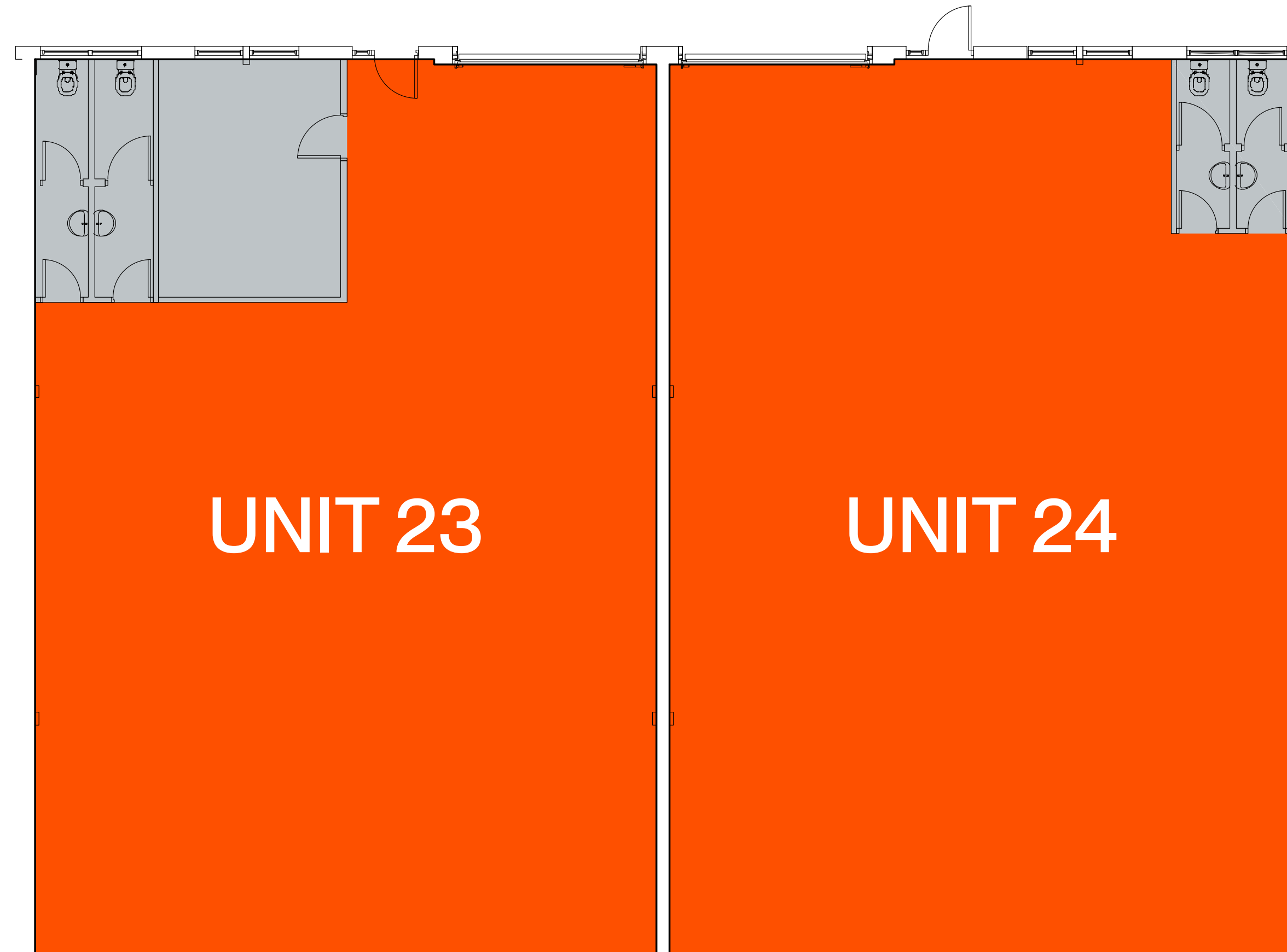
Roller shutter doors



Office accommodation



Ability to create opening



\*images are indicative.

Take a closer look



# You're well-connected.



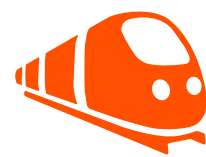
## MAJOR ROADS

M5 (J3) 5 miles  
M6 (J8) 11.4 miles



## TOWNS & CITIES

Halesowen 3.1 miles  
Stourbridge 3.2 miles  
Birmingham 14.2 miles



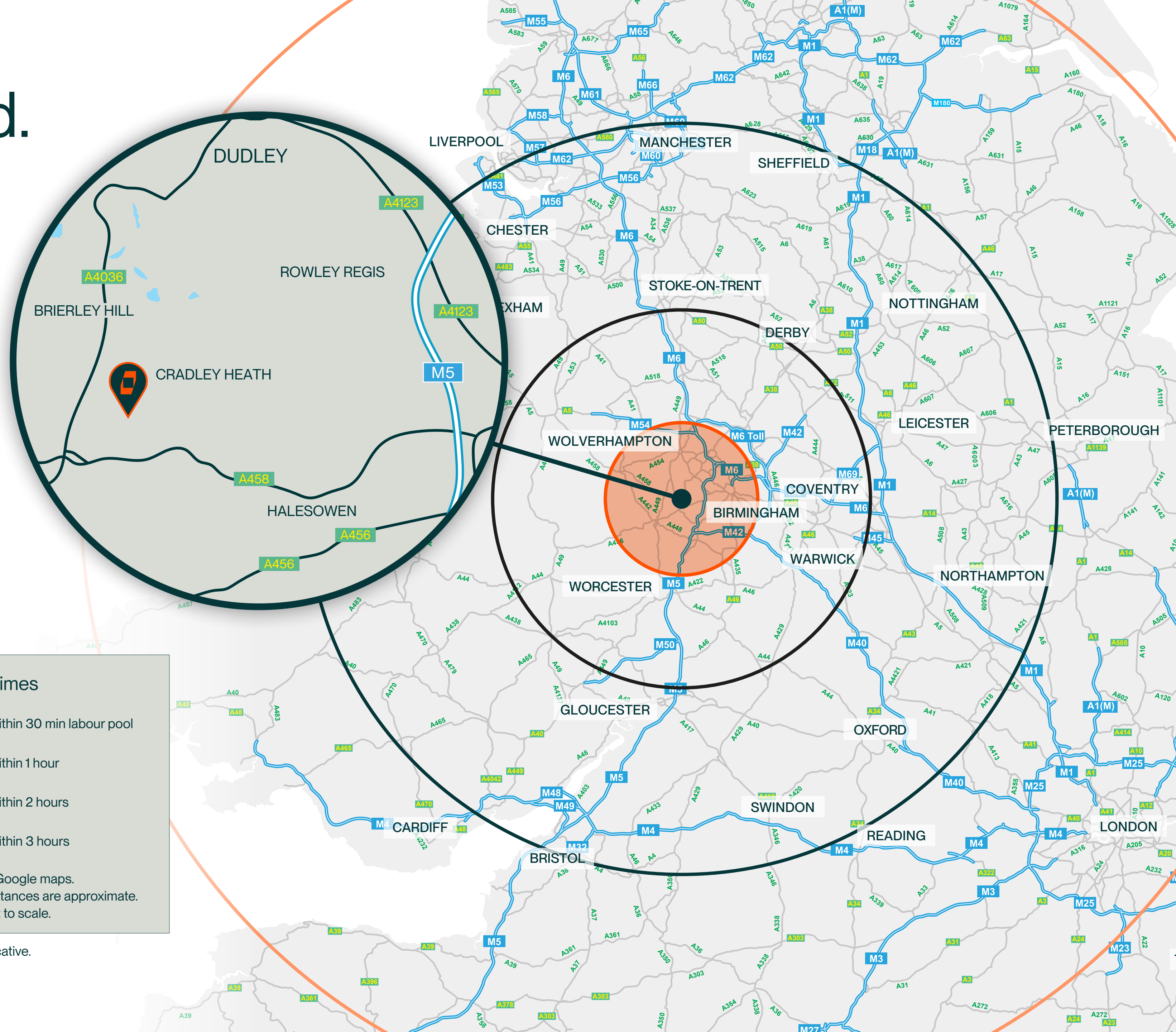
## TRAIN LINKS

Cradley Heath Train Station 0.8 miles  
Lye Train Station 1.3 miles  
Birmingham New Street Station 10.6 miles

**Drive times**

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.  
Travel distances are approximate.  
Maps not to scale.





Warehousing that Works.

Indicative unit.



**REBECCA BEDDOWS**

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Warehousing that Works.

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