

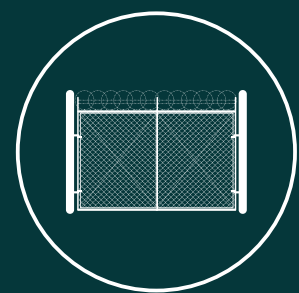


CRADLEY HEATH B63 2QU
///TANKS.ABOUT.ASSURE

RECENTLY REFURBISHED

UNITS FROM: 2,080 SQ FT TO 4,329 SQ FT
(193 SQ M TO 402 SQ M)

Available now.



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. These recently refurbished 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.



Warehousing that Works.



Office accommodation.



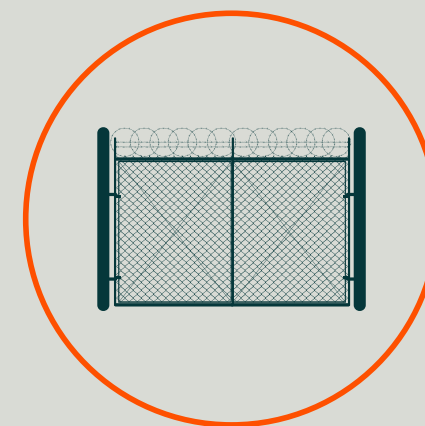
LED lighting included.



Estate CCTV.

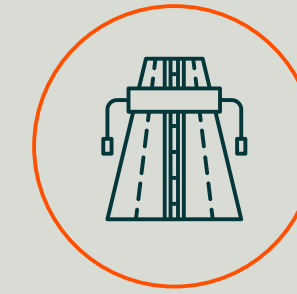


4.1m eaves height.



Fenced and gated estate.

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.



Recently refurbished units.



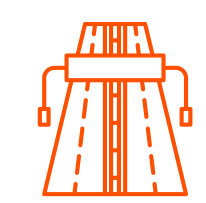
Warehousing that Works.

Aerial plan.



Warehousing that Works.

You're well-connected.



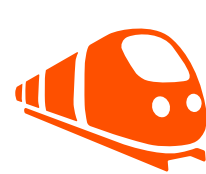
MAJOR ROADS

M5 (J3) 5.0 miles
M6 (J8) 11.4 miles



TOWNS & CITIES

Halesowen 3.1 miles
Stourbridge 3.2 miles
Birmingham 14.2 miles



TRAIN LINKS

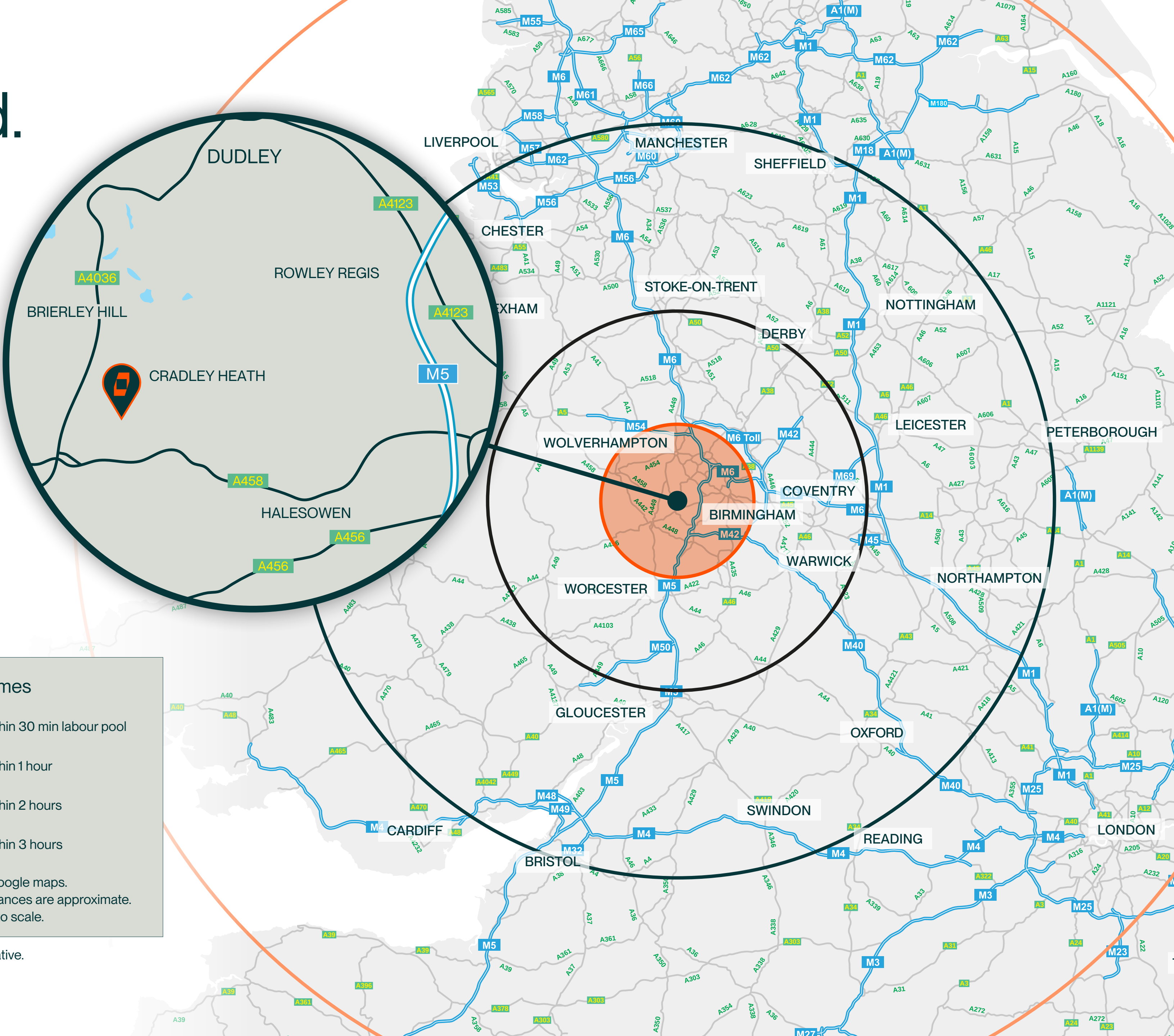
Cradley Heath Train Station 0.8 miles
Lye Train Station 1.3 miles
Birmingham New Street Station 10.6 miles

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.

Maps are indicative.



Warehousing that Works.

Schedule of accommodation.

	UNIT 7	UNIT 8 & 17	UNIT 15	UNIT 19	UNIT 11 & 20
WAREHOUSE	2,049 SQ FT (190 SQ M)	3,671 SQ FT (341 SQ M)	1,975 SQ FT (183 SQ M)	1,857 SQ FT (173 SQ M)	3,671 SQ FT (341 SQ M)
ANCILLARY	81 SQ FT (8 SQ M)	272 SQ FT (25 SQ M)	105 SQ FT (10 SQ M)	81 SQ FT (8 SQ M)	272 SQ FT (25 SQ M)
OFFICE	134 SQ FT (12 SQ M)	236 SQ FT (22 SQ M)		245 SQ FT (23 SQ M)	236 SQ FT (22 SQ M)
TOTAL	2,264 SQ FT (210 SQ M)	4,178 SQ FT (388 SQ M)	2,080 SQ FT (193 SQ M)	2,184 SQ FT (203 SQ M)	4,329 SQ FT (402 SQ M)

All floor areas are approximate gross internal areas.
*Subject to final plan.



Car parking available



CCTV on site



WCs and kitchenette



Roller shutter door access



LED Lighting



Warehousing that Works.



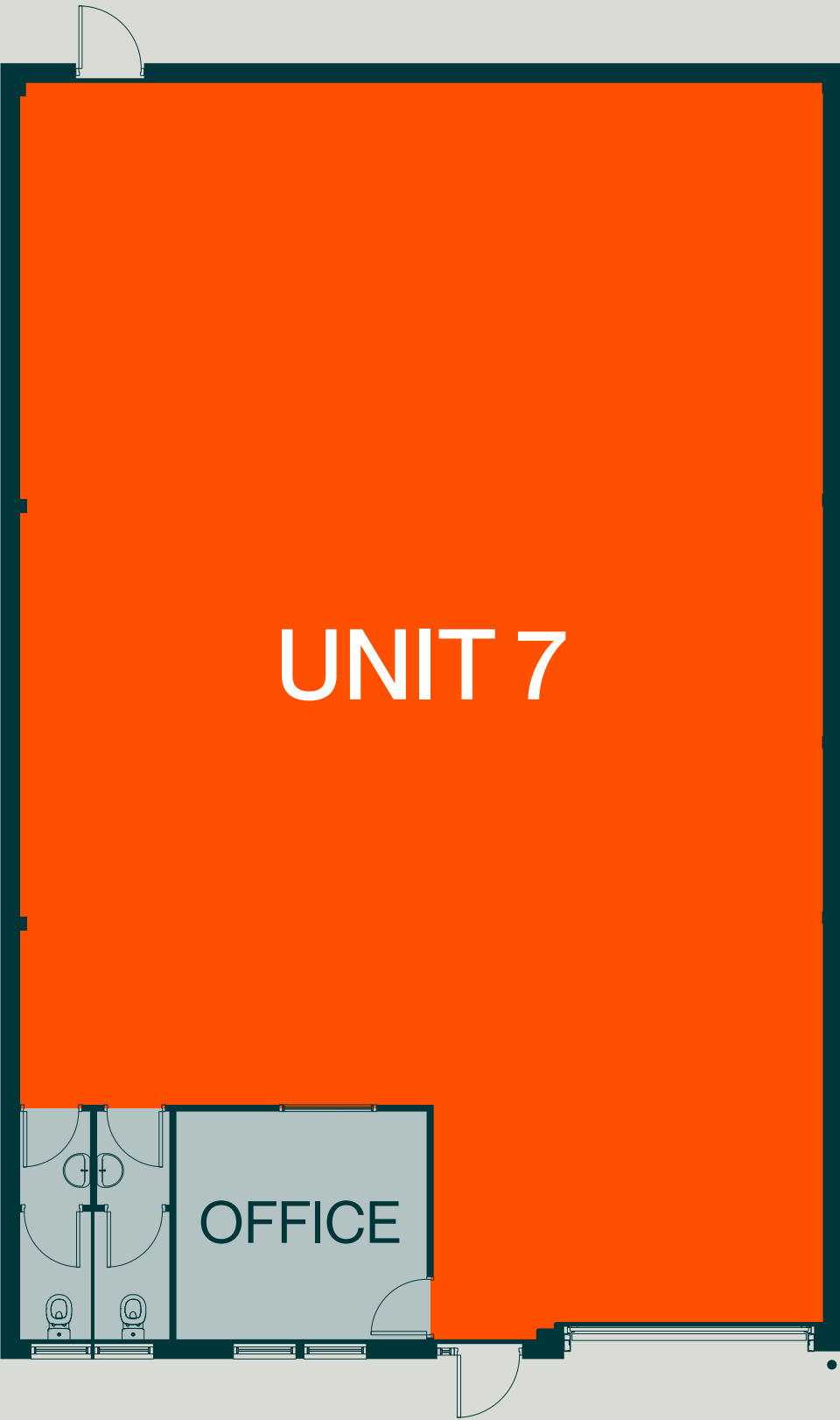
Estate plan.



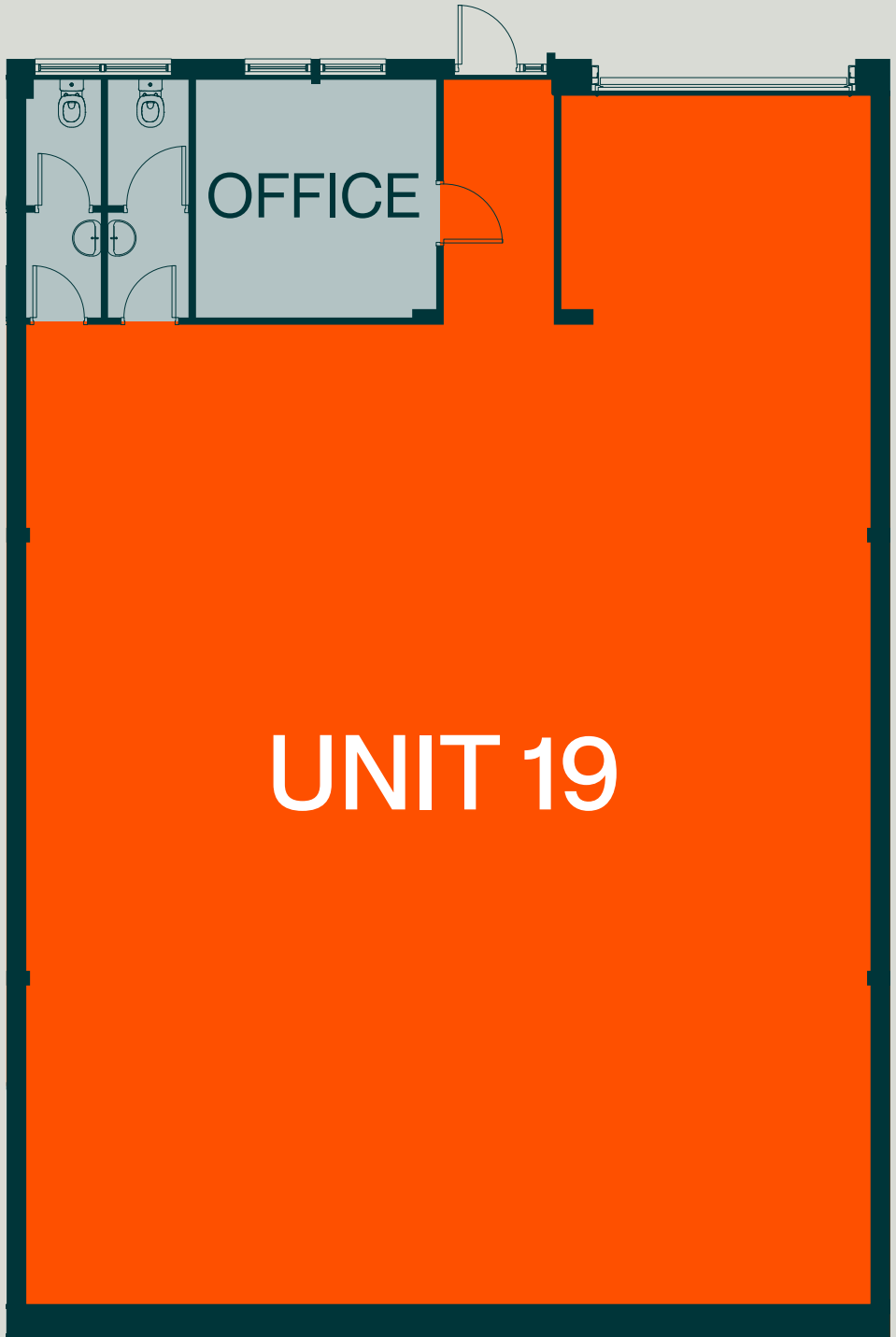
Unit plans.

UNIT 72,264 SQ FT (210 SQ M)

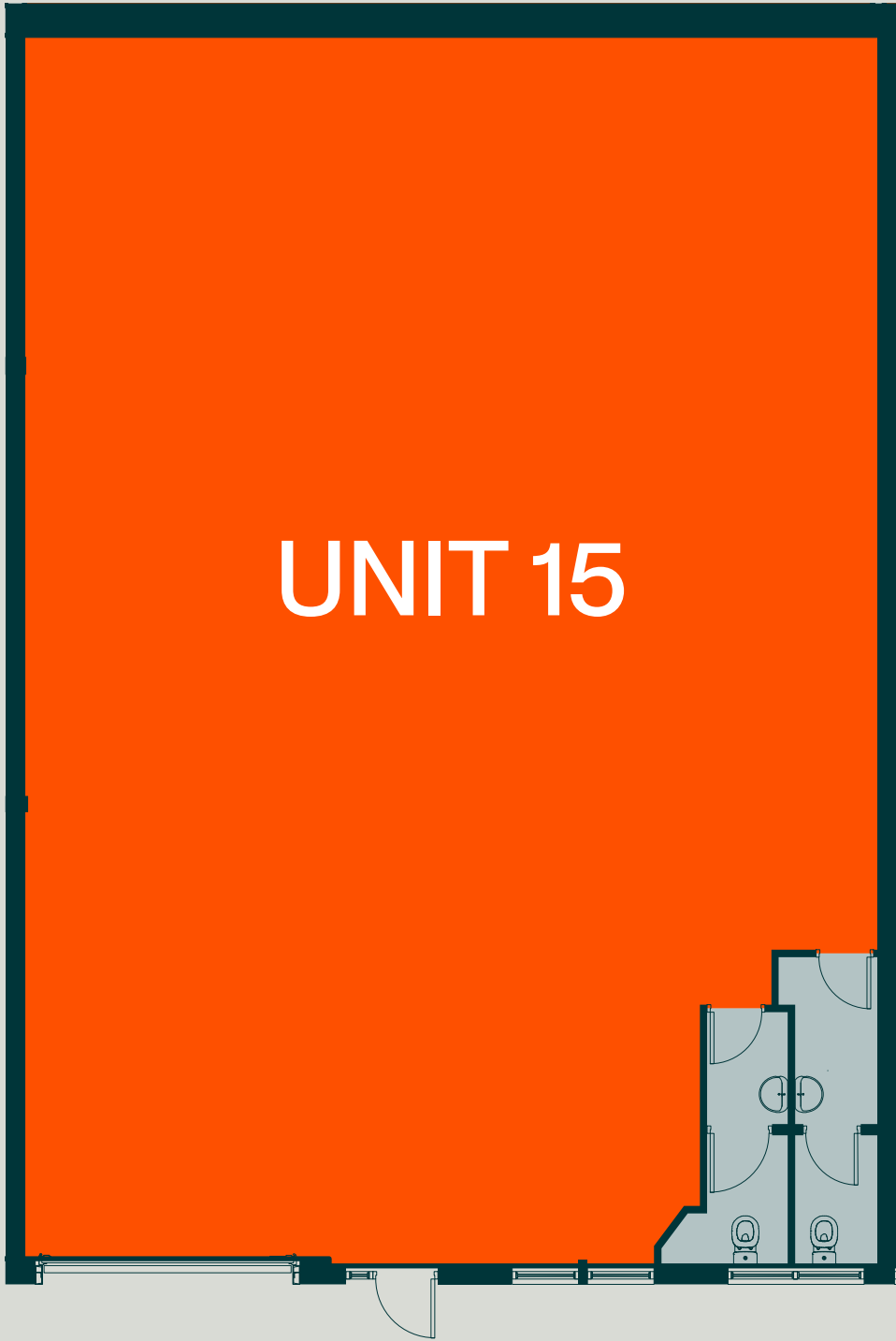
Unit plans are indicative.



UNIT 192,184 SQ FT (203 SQ M)



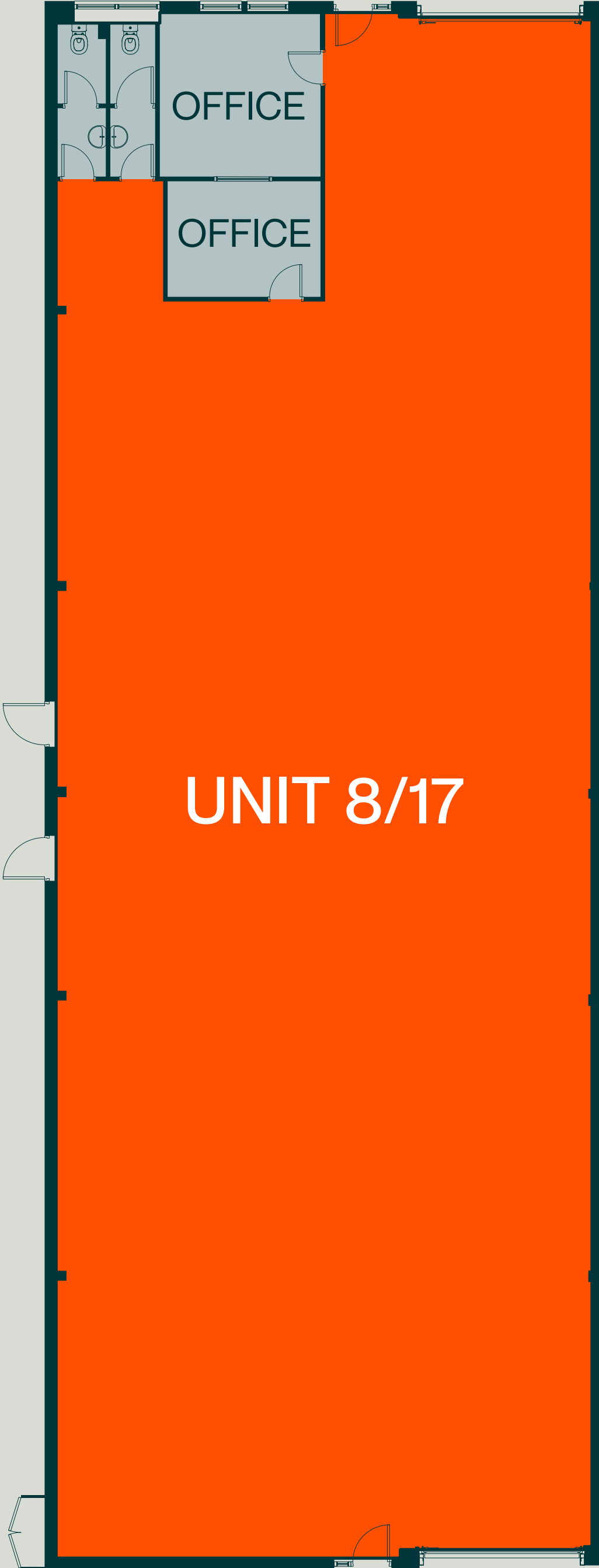
UNIT 152,080 SQ FT (193 SQ M)



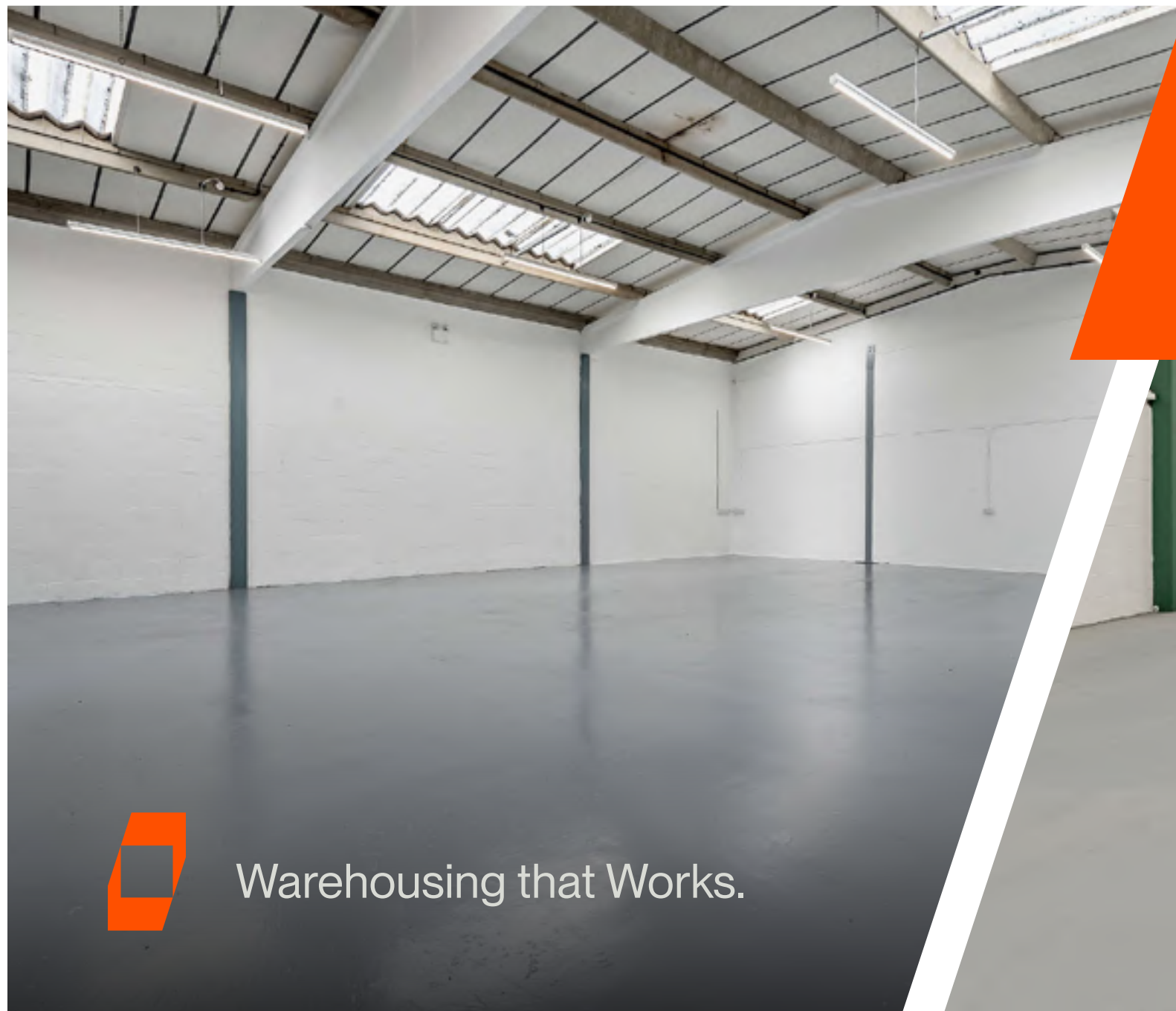
Unit plans.

UNIT 8 & 17	4,178 SQ FT (388 SQ M)
UNIT 11 & 20	4,329 SQ FT (402 SQ M)

Unit plans are indicative.



Warehousing that Works.



Warehousing that Works.



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Warehousing that Works.