



INDURENT

GATEWAY PARK

Premier industrial location
Three miles from M56, junctions 11 and 12
Adjacent to Birmingham International Airport

B26 3QD

///logo.gained.taken



To be fully
refurbished.



Less than 4 miles
from Junction
6 of the M42.

To Let

Unit 23: 15,356 sq ft (1,427 sq m)

Unit 25: 1,458 sq ft (135 sq m)

Warehousing that Works.

Aerial.

↑
NEC

↑
M42 J6

↑
TO COVENTRY

↑
BIRMINGHAM AIRPORT
↓

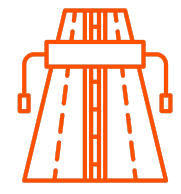
A45

GATEWAY PARK
Available Now

↓
TO BIRMINGHAM



You're well-connected.



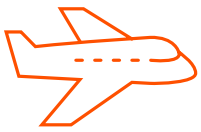
MAJOR ROADS

A45	0.5 miles
M42 Junction 6	3.2 miles
M6 Junction 4	5.4 miles



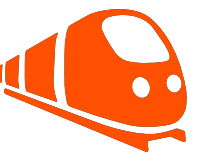
TOWNS AND CITIES

Birmingham	9.6 miles
Coventry	11.8 miles
Wolverhampton	28.3 miles



AIRPORTS

Birmingham Airport	0.1 miles
Manchester Airport	89.4 miles



RAIL

Birmingham International Station	2.6 miles
Stechford Station	5.2 miles
Tyseley Station	5.4 miles
Birmingham New Street Station	16.3 miles



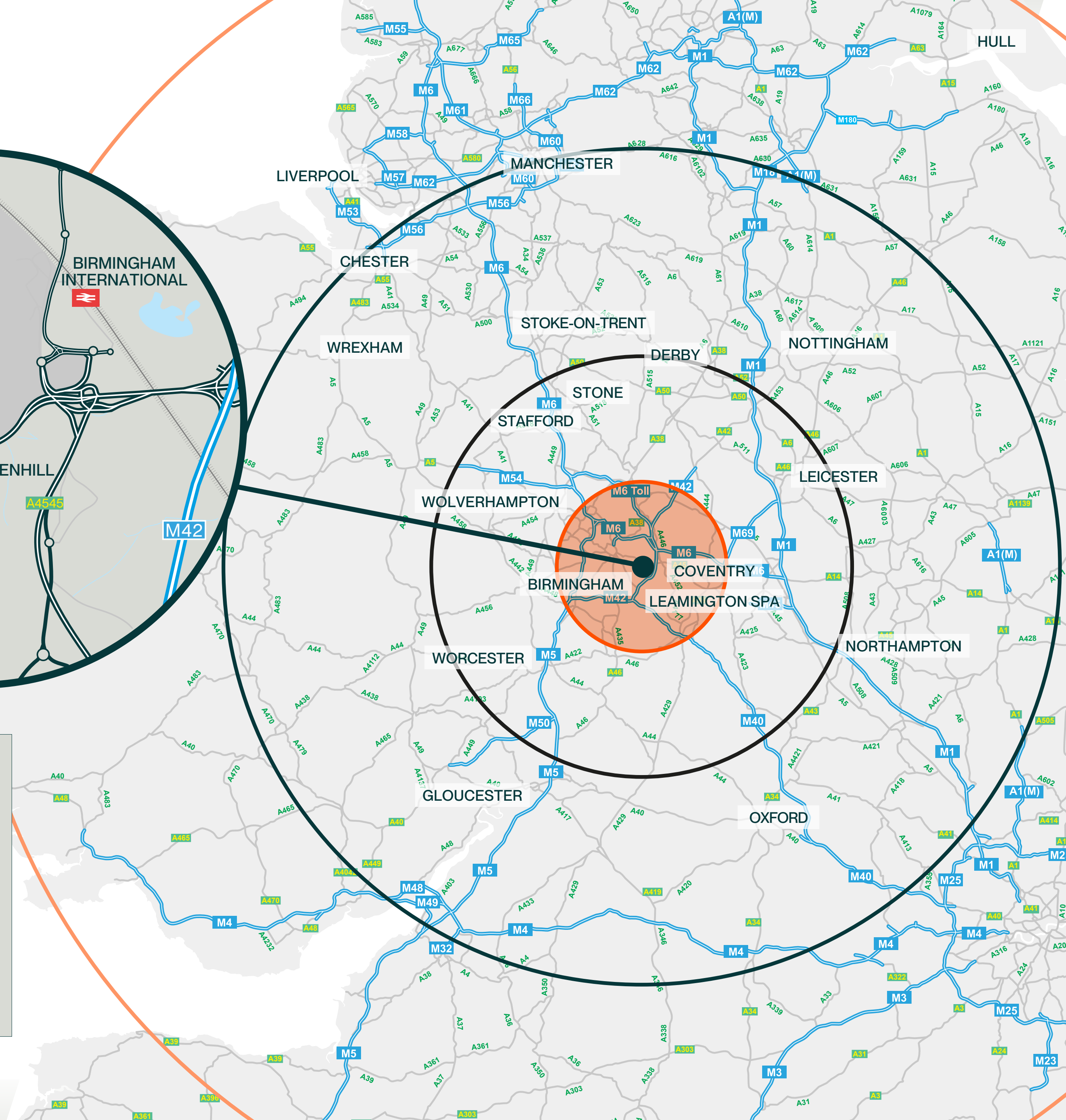
Drive times

- 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.



Unit plans.

Unit 23	15,356 sq ft (1,427 sq m)
Unit 25	1,458 sq ft (135 sq m)



Siteplan is indicative.



Concrete and brick surfaced yard.



Large car park and dedicated HGV parking space.



LED lighting.



24/7 security with estate CCTV.



Ground level access loading doors.



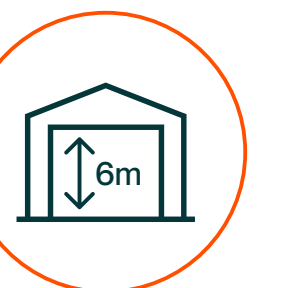
Office accommodation.



Modern industrial space.



Close to transport links.



6m minimum eaves height.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. June 2026. TBDW 08260-01.

NEWMARK

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