

TO LET - INDUSTRIAL / WAREHOUSE

# UNITS 1 & 2 ORTON WAY

Castle Bromwich Business Park, Tameside Drive, Birmingham, B35 7BD



## Key Highlights

- 24,517 to 56,578 sq ft
- 5 level loading doors
- 8m Eaves Height
- Two secure yards
- Currenting under refurbishment
- Can be let as one building or split
- EPC C:63
- Immediate Proximity to Junction 5 of the M6

SAVILLS Birmingham  
55 Colmore Row  
Birmingham B3 2AA  
**0121 200 4500**  
[savills.co.uk](http://savills.co.uk)



## Description

Units 1 & 2, Orton Way, is a securely gated, semi-detached warehouse with a modern specification, constructed circa 2000. The unit comprises a steel portal frame with part brick and profile metal clad elevations, set beneath pitched profile clad roofs, and benefit from an approximate minimum eaves height of 8 meters.

The unit benefits from two secure, fenced loading yards, parking and 5 roller shutter doors (3 on one side and 2 on the other side) alongside substantial covered canopies on either side of the building.

## Location

The property is strategically located within a well-established industrial estate, prominently positioned on Orton Way in Castle Bromwich, immediately adjacent to Junction 5 of the M6 motorway. Orton Way is accessed via Tameside Drive, which connects directly to the A452 dual carriageway. The A452 provides access to key regional routes including the M6, A47, and Tyburn Road — a principal arterial route into Birmingham city centre.

## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft         | sq m            | Availability |
|--------------|---------------|-----------------|--------------|
| Unit - 1     | 32,061        | 2,978.56        | Coming Soon  |
| Unit - 2     | 24,517        | 2,277.70        | Coming Soon  |
| <b>Total</b> | <b>56,578</b> | <b>5,256.26</b> |              |

## Viewings

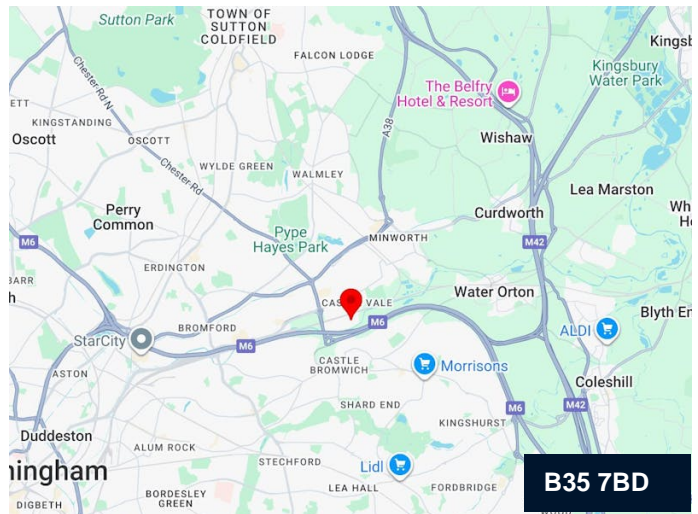
Strictly by prior arrangement with the agents.

## Terms

The property is available to let on a new full repairing and insuring lease, on terms to be agreed.

## EPC C

A copy of the EPC is available upon request. Subject to refurbishment it is C:63 rated.



## Contact

**Katie Beswick**

07779 926 822

katie.beswick@savills.com

**Christian Smith**

0121 200 4507

07808 784 789

christian.smith@savills.com

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