



# INDURENT

## SALTBROOK TRADING ESTATE

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

AVAILABLE NOW

UNITS FROM 2,035 SQ FT TO 4,329 SQ FT  
(189 SQ M TO 402 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. Having recently been refurbished, these units 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.



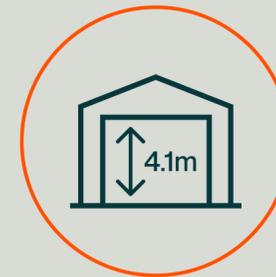
Office accommodation.



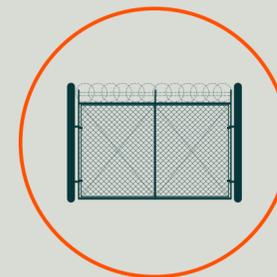
LED lighting included.



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.



Recently refurbished units.



Warehousing that Works.

# Aerial plan.



UNIT 18

UNIT 19

UNIT 11 & 20

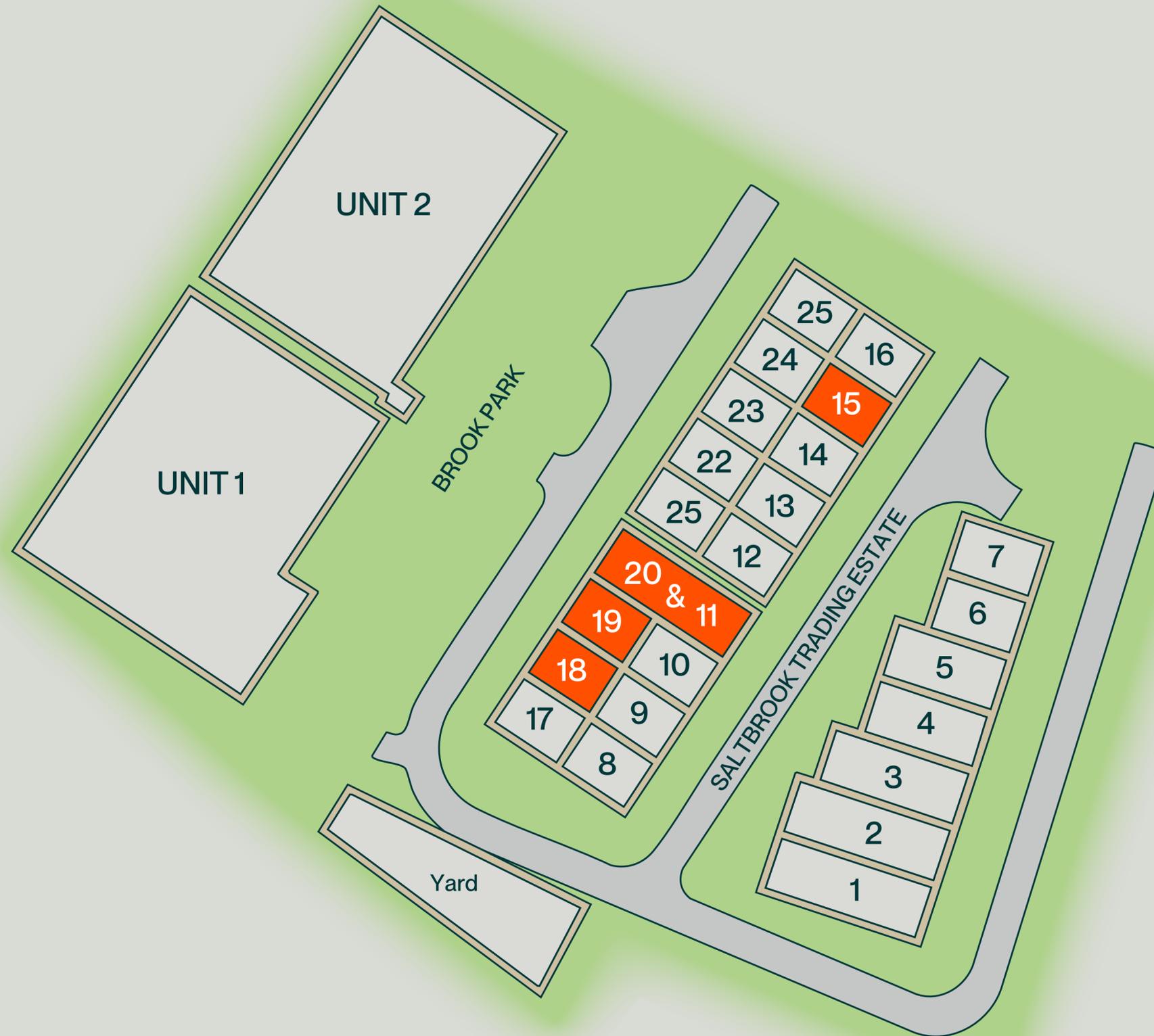
UNIT 15

# Estate plan.



UNIT 15	2,080 SQ FT
UNIT 18	2,035 SQ FT
UNIT 19	2,183 SQ FT
UNIT 11 & 20	4,329 SQ FT

All floor areas are approximate gross internal areas.



# 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.

Maps are indicative.





Warehousing that Works.

Indicative unit.



**REBECCA BEDDOWS**

*Senior Customer Engagement Manager*

📞 07990 729 412

✉ rebecca.beddows@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2026. TBDW 07593-01.



Ellie Fletcher  
M: 07974 431 243  
E: ellie.fletcher@fishergerman.co.uk

Mike Price  
M: 07909 596 051  
E: mike.price@fishergerman.co.uk