TO LET - Industrial/Warehouse Unit
75,919 sq ft (7,053 sq m)

MODERN AND ESTABLISHED ESTATE
DETACHED BUILDING WITH LARGE SECURE YARD • CLOSE TO JAGUAR LAND ROVER, CASTLE BROMWICH PLANT • SECURE ESTATE

UNRIVALLED LOCATION
ONLY APPROX 1 MILE FROM JUNCTIONS 5&6 OF M6 • IMMEDIATE ACCESS OFF A47 HEARTLAND PARKWAY • HIGHLY VISIBLE FROM M6
Unrivalled Location
Hurricane Park is situated on Heartlands Parkway (A47) close to Bromford Gyratory. The scheme is approximately 3 miles north east of Birmingham City Centre benefiting from dual carriageway access to both Junctions 5 & 6 of the M6 Motorway (approximately 1 mile) and nearby links to the M42 and M6 Toll (approximately 6 miles).

Being located directly adjacent to the M6 motorway there are superb branding opportunities visible from the motorway.

Modern & Established Estate
Hurricane Park is a highly successful modern, secure estate with a landscaped environment.

High Specification
- Steel portal frame
- 10m to the haunch
- 3 level access doors
- 4 dock levellers
- Lighting to the warehouse
- Racking available by negotiation
- Floor loading 50kN per sq m (1,000 lbs per sq ft)
- First floor fully fitted offices
- Secure service yard
- Separate car parking for 175 cars
**Planning**
The unit has consent for B1, B2 and B8 uses, with 24/7 use.

**Tenure**
The unit is available on lease terms to be agreed.

### Accommodation

<table>
<thead>
<tr>
<th></th>
<th>Sq ft</th>
<th>Sq m</th>
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</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>71,010</td>
<td>6,597</td>
</tr>
<tr>
<td>Offices</td>
<td>4,909</td>
<td>456</td>
</tr>
<tr>
<td><strong>Total GIA</strong></td>
<td><strong>75,919</strong></td>
<td><strong>7,053</strong></td>
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**UNIT3**
- 3 Level Access Doors
- 4 Dock Load Doors

**Offices**
- Doors

**M6**
- Access

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**HURRICANE**

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**Meeting Room**

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**Entrance**

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Viewing
For further details and viewing arrangements, please contact:

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