

UNIT 14 & 15

ERDINGTON INDUSTRIAL PARK

CHESTER ROAD | BIRMINGHAM | B24 0RD

www.erdingtonindustrialpark.co.uk



TO LET

REFURBISHED INDUSTRIAL/WAREHOUSE UNIT WITH OFFICES
34,552 SQ FT (3,210 SQ M)

- Fully Refurbished
- Approximately 1 mile to M6 (J5)
- 6.9m eaves
- Two storey offices
- Secure yard



ERDINGTON INDUSTRIAL PARK

ACCOMMODATION (GIA)

| UNIT 14 & 15 | | |
|---------------------------|---------------------|---------------------|
| Warehouse | 27,650 sq ft | (2,570 sq m) |
| Ground floor offices | 3,999 sq ft | (372 sq m) |
| 1st floor offices | 2,903 sq ft | (270 sq m) |
| TOTAL GIA (approx) | 34,552 sq ft | (3,210 sq m) |

BUSINESS RATES

Rateable Value (2017): £154,000

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

The property has an EPC rating of C-64.

The certificate is available to download from www.erdingtonindustrialpark.co.uk



Fully refurbished industrial / warehouse unit TO LET

ERDINGTON INDUSTRIAL PARK

DESCRIPTION

UNIT 14 & 15 is a fully refurbished industrial / warehouse unit of steel portal frame and integral two storey offices with a secure yard and separate parking area.

WAREHOUSE

- Eaves height 6.9m
- Concrete floors
- Roof lights
- High bay sodium box lighting
- 3 electric roller shutter doors

OFFICES

- Fully refurbished ground and first floor offices
- Reception areas, kitchenette and WC facilities
- Security shutters to ground floor windows
- Fully painted and carpeted

EXTERNAL

- Demised car parking
- Secure yard to the side



**A FULLY REFURBISHED UNIT WITH TWO STOREY OFFICES
LOCATED APPROX ONE MILE FROM M6 (J5)**



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DRIVE DISTANCES

| | |
|--------------------|------------|
| A38 | 0.4 mile |
| M6 - J5 | 1 miles |
| M6 - J6 | 2 miles |
| M42 | 5.2 miles |
| Birmingham | 5 miles |
| Birmingham Airport | 8.2 miles |
| M40 | 17.3 miles |

LOCATION

Erdington Industrial Park is a well established industrial distribution estate of 13 units on a site benefiting from an ongoing refurbishment programme.

The scheme provides excellent road links being situated off the A452 Chester Road, immediately accessed via the main A38. J5 M6 is approximately 1 mile distant and 2 miles from J6 Spaghetti Junction, in turn linking to the National Motorway Network.

Birmingham City Centre is 5 miles distant with direct access off the main A38.

TERMS

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

VIEWING & FURTHER INFORMATION

Please contact the joint sole agents.

STEVEN JAGGERS

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