

UNITS 16 & 17

ERDINGTON INDUSTRIAL PARK

CHESTER ROAD | BIRMINGHAM | B24 0RD

www.erdingtonindustrialpark.co.uk



TO LET

**TWO REFURBISHED INDUSTRIAL/WAREHOUSE UNITS WITH OFFICES
AVAILABLE INDIVIDUALLY OR COMBINED**

15,355 - 30,711 SQ FT (1,427 - 2,859 SQ M)

- Fully Refurbished
- Approximately 1 mile from M6 (J5)



ERDINGTON INDUSTRIAL PARK

ACCOMMODATION (GIA)

UNIT 16		
Warehouse	14,152 sq ft	(1,315 sq m)
Offices	1,203 sq ft	(112 sq m)
TOTAL	15,355 sq ft	(1,427 sq m)

UNIT 17		
Warehouse	14,212 sq ft	(1,320sq m)
Offices	1,204 sq ft	(112 sq m)
TOTAL	15,416 sq ft	(1,432sq m)

COMBINED TOTAL	30,771 sq ft	(2,859 sq m)
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BUSINESS RATES

Rateable Value (2010): £151,000.

VAT

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

EPC

The property has an EPC rating of D -97. (TBC)

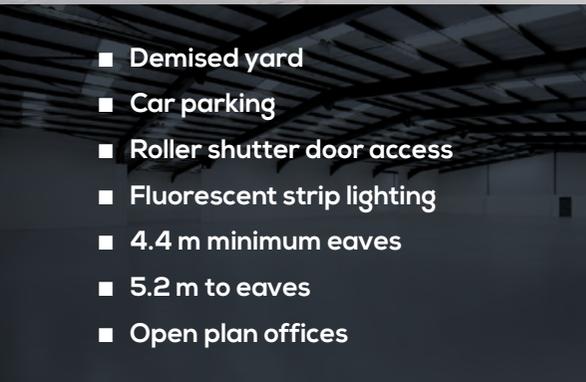
The certificate is available to download from www.erdingtonindustrialpark.co.uk



Fully refurbished industrial / warehouse units TO LET

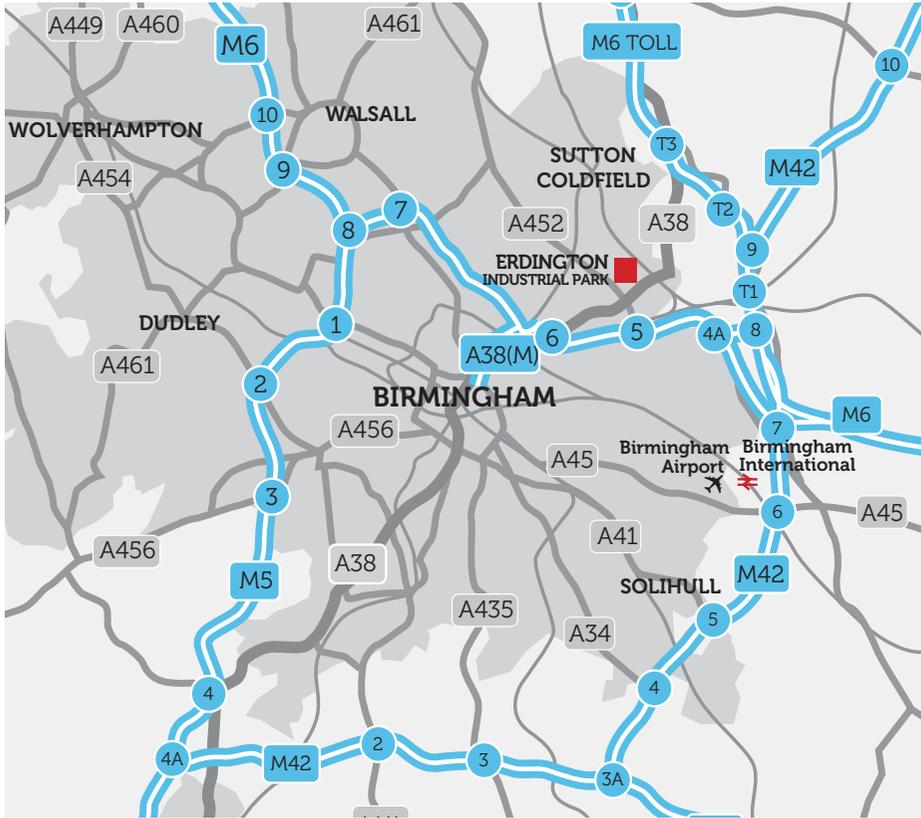


TWO FULLY REFURBISHED ADJOINING UNITS WITH OFFICES AVAILABLE INDIVIDUALLY OR COMBINED



- Demised yard
- Car parking
- Roller shutter door access
- Fluorescent strip lighting
- 4.4 m minimum eaves
- 5.2 m to eaves
- Open plan offices





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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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