



Immediate access
off main A452 dual
carriageway



Only 1 mile
from J5 M6



Yard and parking
to front and side
elevations

#19

ERDINGTON

— INDUSTRIAL PARK —

UNIT 19 | CHESTER ROAD | BIRMINGHAM | B24 ORD

UNIT 19 - TO LET
FULLY REFURBISHED WAREHOUSE
/ INDUSTRIAL PREMISES

8,439 SQ FT (784 SQ M)

**NOW FULLY
REFURBISHED
INCLUDING NEW
ROOF COVERING**

AVAILABLE
IMMEDIATELY

ENTER



- > DESCRIPTION & ACCOMMODATION
- > LOCATION & SITUATION
- > AERIAL
- > GALLERY
- > CONTACTS

THE PROPERTY
HAS BEEN
COMPREHENSIVELY
REFURBISHED

TO INCLUDE:



NEW ROOF COVERING
WITH 20 YEAR (MIN)
GUARANTEE



EPOXY COATED
WAREHOUSE FLOOR



TEA POINTS
TO OFFICES



LED LIGHTING
TO OFFICES



INTERNAL & EXTERNAL
REDECORATION



EV CHARGING
POINTS

DESCRIPTION

The property comprises a portal framed industrial unit with a single storey office block to the front and dedicated loading/parking. The warehouse is of steel portal frame construction with 5.6m eaves and is accessed via a ground, level electric loading door.

#19

ACCOMMODATION

Stand Alone Unit 19	SQ M	SQ FT
Warehouse	669.7	7,209
Offices	114.3	1,230
Total GIA (approx)	784.0	8,439

LOCATION

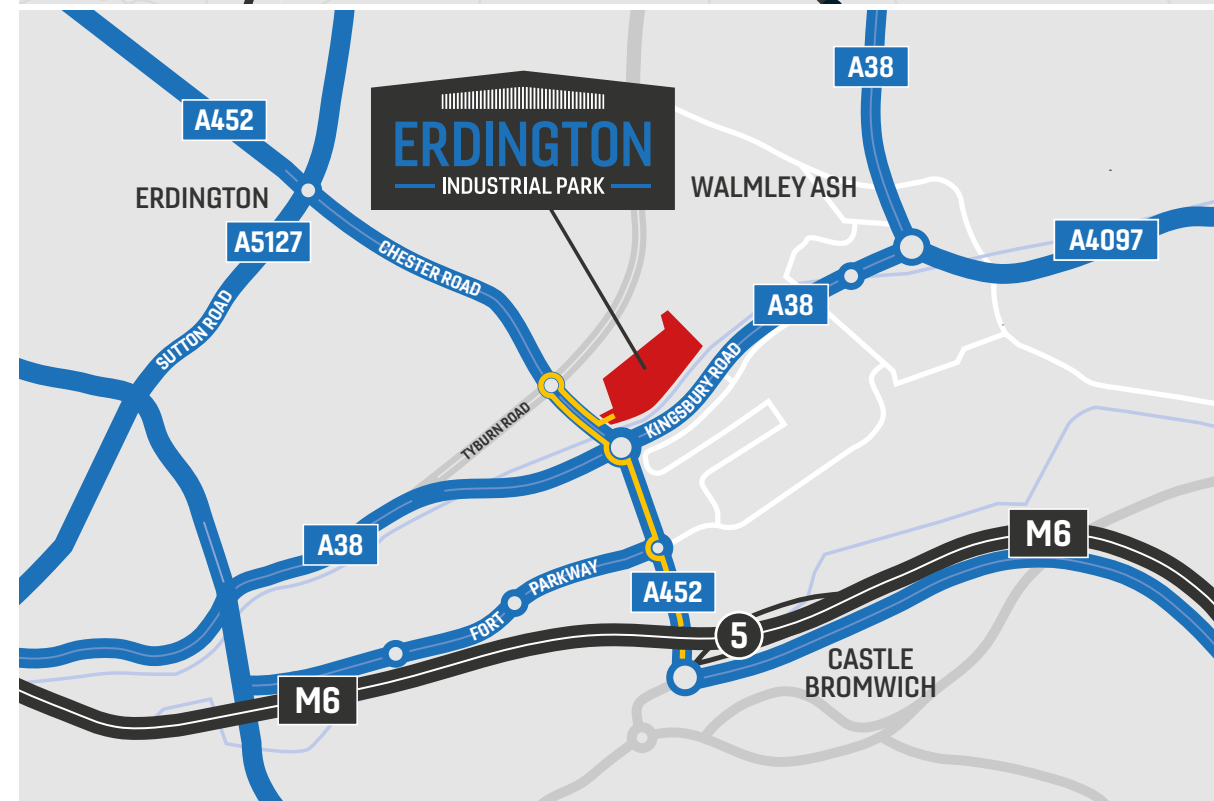
Erdington Industrial Park is a well-established industrial estate comprising of 17 units. The scheme is approximately 1 mile north of J5 of the M6 and 4 miles east of J6 of the M6. Birmingham City Centre is 6 miles distant with direct access via the A38.

Nearby occupiers include:



DRIVING DISTANCES:

A38	0.4 MILE
M6 - J5	1 MILES
M6 - J6	2 MILES
M42	5.2 MILES
BIRMINGHAM CITY CENTRE	5 MILES
BIRMINGHAM AIRPORT	8.2 MILES



ERDINGTON

INDUSTRIAL PARK

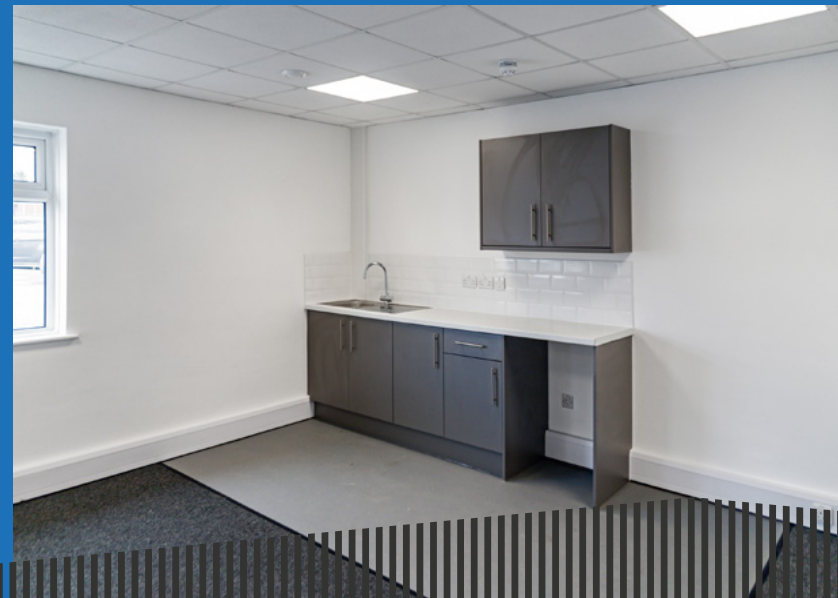
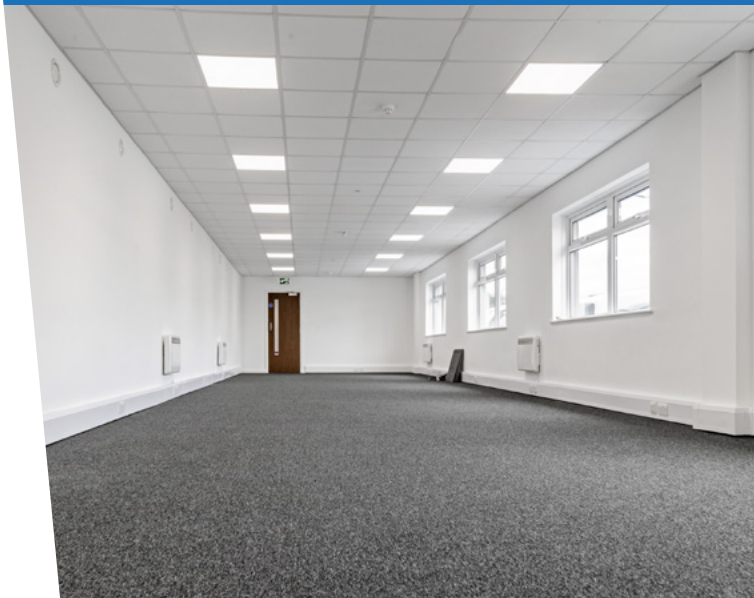
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GALLERY



> DESCRIPTION & ACCOMMODATION

> LOCATION & SITUATION

> AERIAL

> GALLERY

> CONTACTS

TENURE

The property is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

On application.

BUSINESS RATES

Rateable Value (2023): To be re-assessed.

EPC

B - 48.

PLANNING

We understand the property is in an area zoned for industrial uses; however, we would advise that any interested parties seek further clarification from Birmingham City Council planning department.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing / leasing entity.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Strictly by appointment with the joint agents.



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