

TO LET

- › 7.9m Eaves
- › Includes Office Content
- › Secure Gated Yard And Dedicated Parking
- › Excellent Road Links To M6 & Birmingham City Centre

TO BE REFURBISHED

UNIT 1 BROMFORD CENTRAL

BROMFORD LANE, BIRMINGHAM, B8 2SE

12,224 SQ FT (1,135.6 SQ M)
DETACHED MODERN WAREHOUSE / DISTRIBUTION UNIT



SAT NAV
B8 2SE

DESCRIPTION

To be refurbished, the detached unit is of portal frame construction with blockwork/clad elevations, surmounted by a profile metal sheet roof over incorporating translucent roof lights. The building provides:

- > minimum working height of 7.9m to eaves
- > concrete floor
- > LED lighting
- > suspended gas heat blower units
- > three level loading roller shutter doors
- > two storey integral office content
- > private and secure, gated service yard

ACCOMMODATION

	SQ FT	SQ M
Warehouse	11,013	1,023.1
Offices	1,211	112.5
Gross Internal Area	12,224	1,135.6

LOCATION

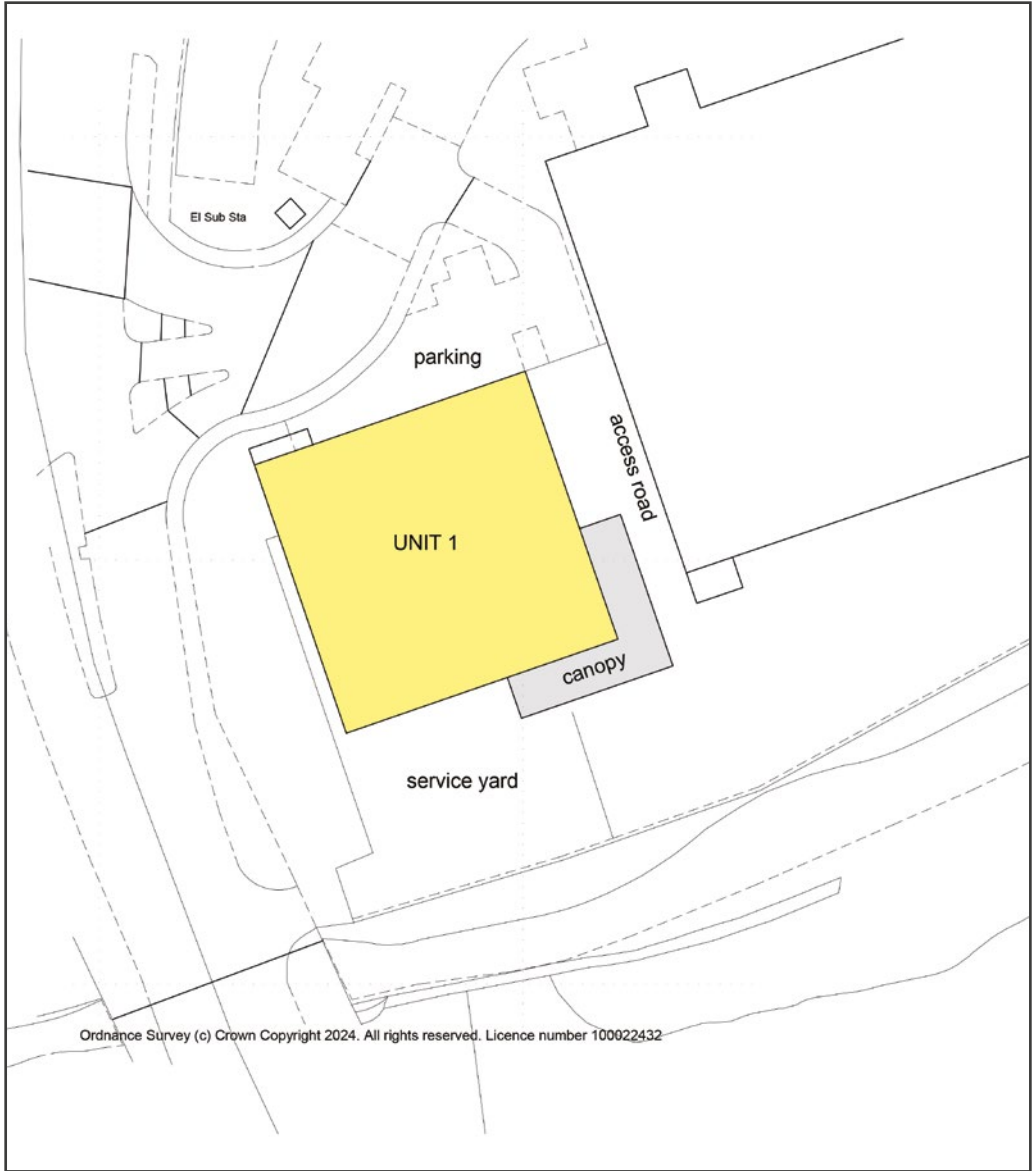
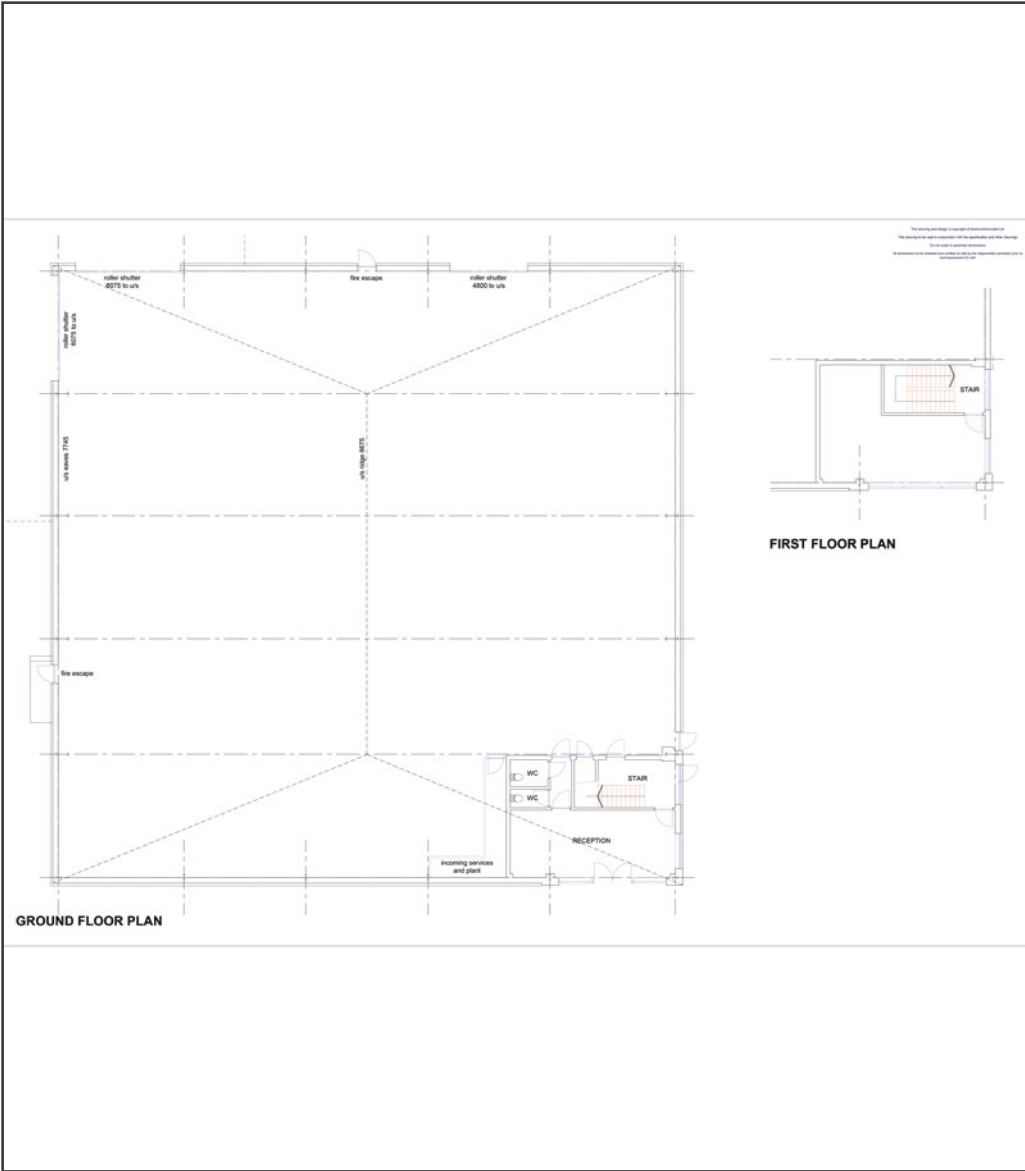
The subject property is situated on the established Bromford Central development off the main Bromford Gyratory island, directly linking to the A47 Heartlands Parkway and Fort Parkway, as well as the A4040 Bromford Lane. The scheme is approximately 3 miles north east of Birmingham City Centre benefiting from dual carriageway access to both Junctions 5 & 6 of the M6 Motorway (approximately 1 mile) with nearby links to the M42 and M6 Toll (approximately 6 miles).

- > **M6 J5&6** - Approx 1 mile
- > **M6 Toll** - Approx 6 miles
- > **M42** - Approx 6 miles
- > **Birmingham City Centre** - 3 miles

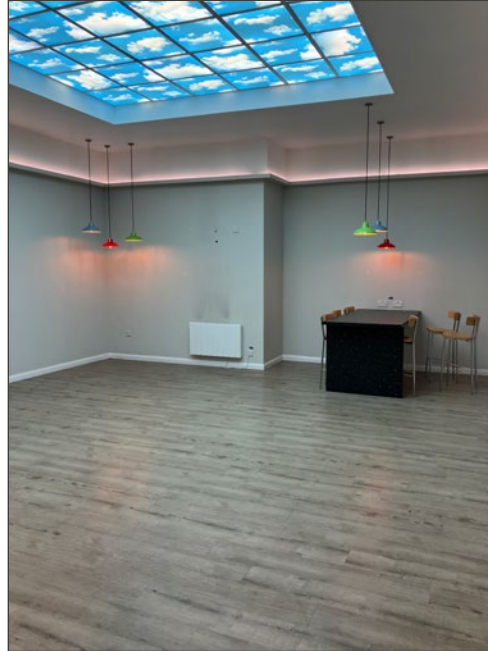
SITUATED ON THE ESTABLISHED BROMFORD CENTRAL DEVELOPMENT



UNIT 1 BROMFORD CENTRAL BROMFORD LANE, BIRMINGHAM, B8 2SE



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AVAILABILITY & RENT

The property is available on new lease terms. Rent on application.

BUSINESS RATES

Rateable Value – To be re-assessed

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

PLANNING

We understand the premises are located within the local plan as an area of employment and should therefore qualify for B1, B2 or B8 uses. Interested parties are advised to check that their intended use of the property will be permitted, with Birmingham City Council.

EPC

Rating C (72)

VAT

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

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.

WWW.DARBYKEYE.CO.UK

FOR VIEWINGS
**CONTACT
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