

#16/17/19

ERDINGTON
INDUSTRIAL PARK

CHESTER ROAD | BIRMINGHAM | B24 ORD

TO LET

WAREHOUSE / INDUSTRIAL PREMISES

UNIT 16 - 15,401 SQ FT

UNIT 17 - 15,454 SQ FT

POTENTIAL TO COMBINE 30,855 SQ FT

UNIT 19 - 8,439 SQ FT



Immediate access
off main A452 dual
carriageway



Only 1 mile
from J5 M6



Dedicated
loading area
and car parking

#16&17

NOW FULLY
REFURBISHED
**AVAILABLE
IMMEDIATELY**

ENTER



- > UNITS 16 & 17
- > UNIT 19
- > LOCATION & SITUATION
- > AERIAL
- > GALLERY
- > CONTACTS

THE PROPERTY HAS BEEN COMPREHENSIVELY REFURBISHED TO INCLUDE:



NEW FLAT ROOF COVERING TO THE OFFICES



TEA POINT TO OFFICES IN UNIT 16



LED LIGHTING



REDECORATION THROUGHOUT

UNIT 16

UNIT 17

UNITS 16 & 17

The property comprises a dual bay portal framed industrial unit with office accommodation to the front and dedicated loading/parking. The warehouse bays are of steel portal frame construction with 5.6m eaves and are accessed via a ground, level loading door.

ACCOMMODATION

Unit 16	SQ M	SQ FT
Warehouse	1,339	14,407
Offices	92	994
Total	1,431	15,401
Unit 17	SQ M	SQ FT
Warehouse	1,343	14,460
Offices	92	994
Total	1,435	15,454
Total GIA (combined)	2,866	30,855

**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
THROUGHOUT



INTERNAL & EXTERNAL
REDECORATION



EV CHARGING
POINTS

- > UNITS 16 & 17
- > UNIT 19
- > LOCATION & SITUATION
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UNIT 19

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.

UNIT 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

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LOCATION

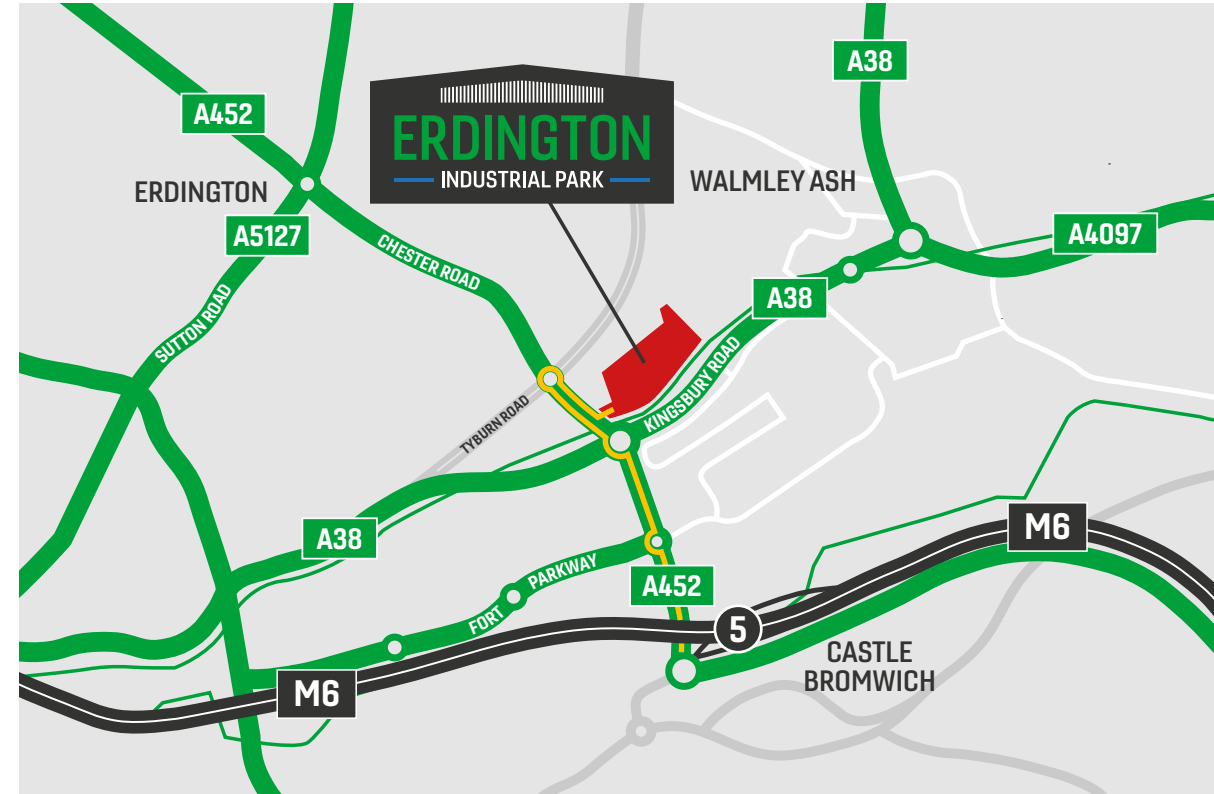
Erdington Industrial Park is a well-established industrial estate comprising of 17 units. The scheme is approximately 1 mile north of J5 of the M6 and 4 miles east of J6 of the M6. Birmingham City Centre is 6 miles distant with direct access via the A38.

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

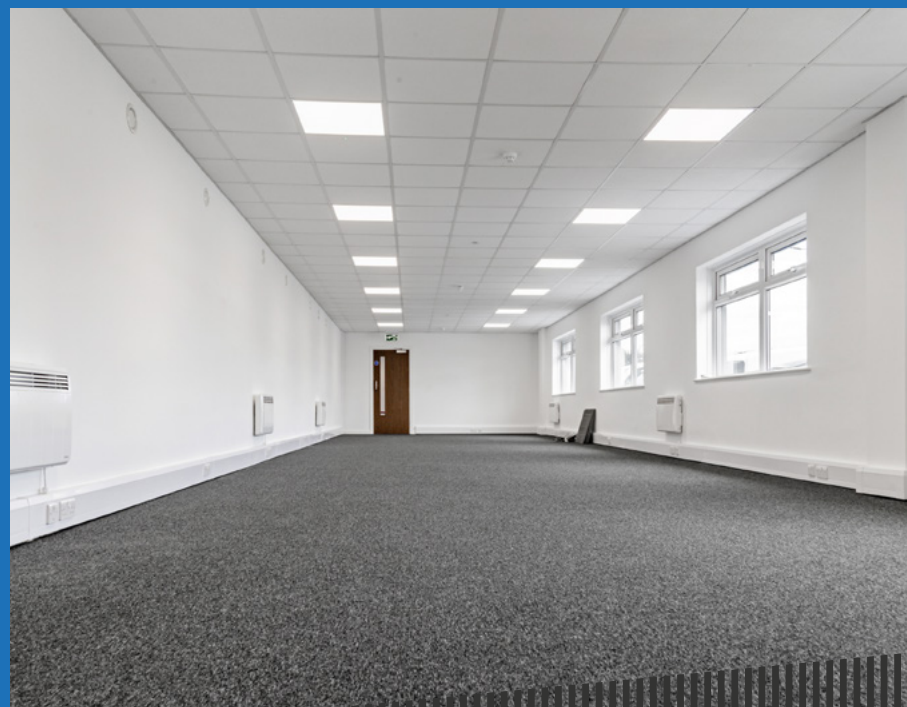
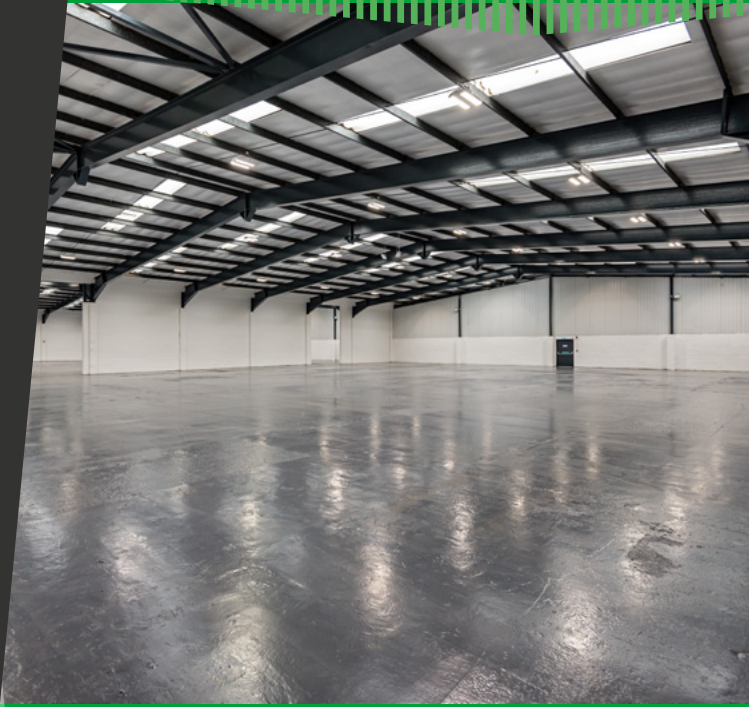


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#16&17



#19

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TENURE

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

RENT

On application.

BUSINESS RATES

Unit 16 & 17 - Rateable Value (2023): £186,000.

Unit 19 - Rateable Value (2023): To be re-assessed.

EPC

Unit 16/17 – B30

Unit 19 – B48

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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