

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

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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

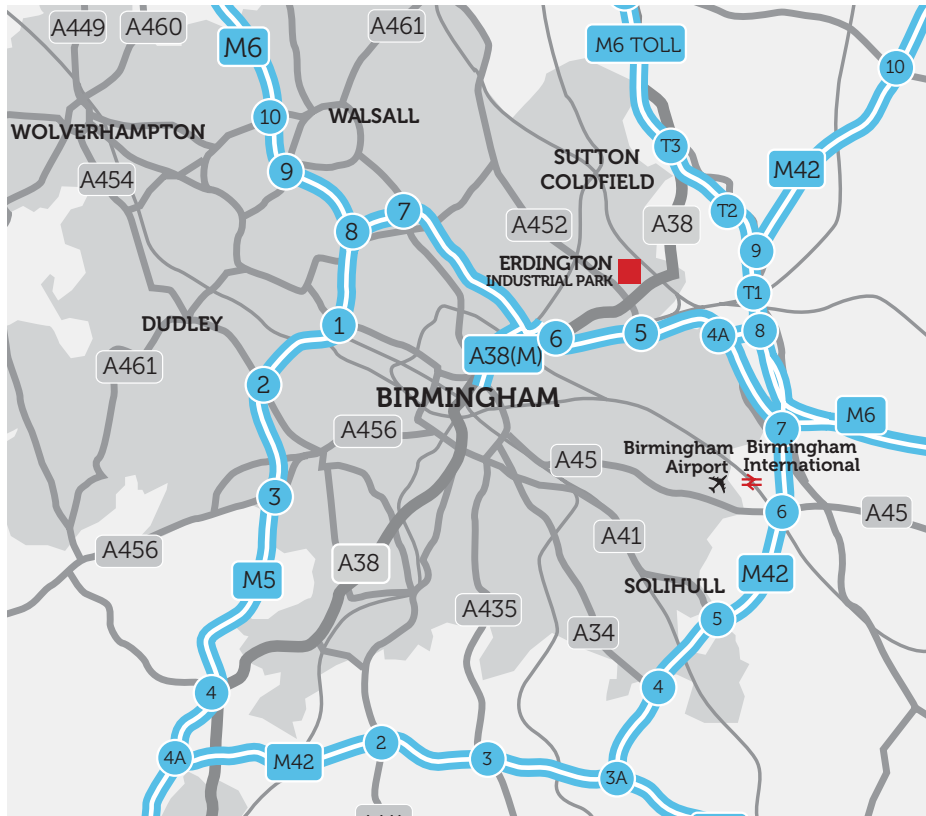
- Demised car parking
- Secure yard to the side



**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

NEIL SLADE / ALEX EAGLETON

steven.jaggers@eu.jll.com

neil.slade@harrislamb.com
alex.eagleton@harrislamb.com

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