AVISON YOUNG

Unit 9 Network Park Industrial Estate, B8

Industrial / Warehouse To Let

Coming Soon

Refurbished Industrial Warehouse Unit in a Well Connected Birmingham Location to Let

- Refurbished accommodation
- 8m Haunch Height
- 2 Ground Level Loading Doors
- Secure Industrial Estate with Onsite CCTV
- Allocated Parking and Demised Yard
- Ability to combine Units 8&9 to create a 25,141 sq ft unit, with potential for a secure yard provision.

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avisonyoung.co.uk

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Birmingham, B8 1AU

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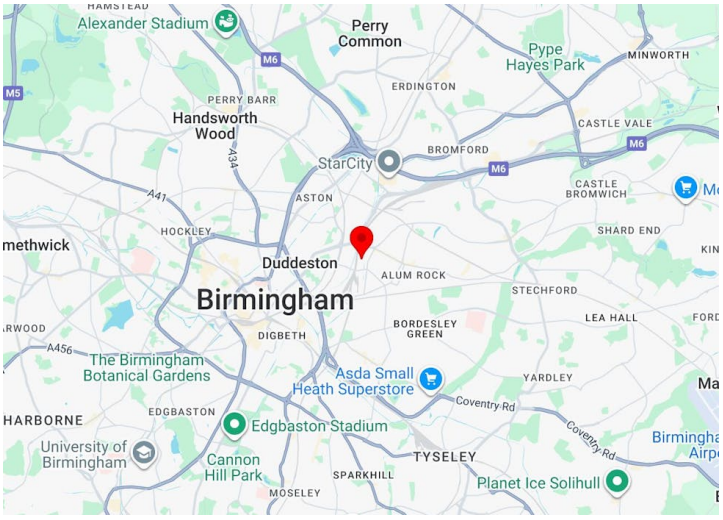

Summary

Available Size	15,078 sq ft / 1,400.79 sq m
Rent	Rent on application
Rates Payable	£49,395 per annum
Estate Charge	£0.67 per sq ft
EPC	B

Property Highlights

The subject property comprises of a lightly refurbished modern industrial / warehouse unit extending to 15,078 sq ft and has the ability to be combined with Unit 8 to create 25,141 sq ft unit with the option of creating a fully secure yard.

Specification

The unit benefits from the following specifications:
8m haunch height
2 ground level loading doors
Fitted first floor offices with staff welfare facilities
Demised yard area with separate parking area
Gated estate with onsite CCTV

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	13,000	1,207.74
1st - Offices	1,554	144.37
Ancillary	524	48.68
Total	**15,078**	**1,400.79**

Terms

The unit is available by way of new lease terms to be agreed with the Landlord

Location

Network Park is located approximately 3.5 miles north east of Birmingham City Centre within Birmingham Heartlands. The Heartlands Spine Road commences a short distance from the development and gives dual carriageway access, throughout north-east Birmingham and to junction 5 M6 (2 Miles). The A47 gives unbroken dual carriageway access to the Middle Ring Road (A4540), Aston Expressway (A38M) and Birmingham City Centre.

Network Park is situated within close proximity of a variety of major Birmingham industrial occupiers, including Greggs Mainstream Way Facility, Booker, Smurfit Kappa, DHL, IMI Truflo Marine and Hydraforce Hydraulics to name a few. Jaguar Land Rover's (JLR) Castle Bromwich plant is c. 3 miles north east along with Dunlop Aircraft Tyres amongst others.

Viewings

Viewings are by appointment only with the agents.

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