



## RENT

**£7.50 per sq ft**  
(Exclusive of VAT)



**TO BE REFURBISHED**



**Unit 1, Griffin Business Park**  
**Chelmsley Wood, B37 7UX**

Leasehold | Industrial/Warehouse Unit | 22,376 Sq Ft (2,078.76 Sq M)



**TO LET**





## Location

Griffin Business Park is located on Walmer Way, close to the main A452 Chester Road which provides dual carriageway links to the M6 and M42 Motorways. The estate is approximately 2 miles from Birmingham International Airport and the NEC.



## Description

The premises provide an industrial/warehouse premises benefiting from lined insulated profile metal sheet roof incorporating translucent roof lights, profile metal sheet cladding to the elevations and good quality office accommodation.

The premises are to undergo refurbishment providing single storey offices to front elevation of a specification including new electrical heating, new LED lighting, carpeted floors and painted plaster walls.

The warehouse forms two primary areas:-

The main bay provides a single span steel portal frame warehouse benefitting from concrete floor, halogen high bay lighting, gas fired blower units and additional roof mounted gas blower units. Eaves height 5.17m.

The loading bay/production/distribution space to the side elevation with an eaves height 4.20m.

A two storey amenity block is constructed in the main bay providing first floor works office accommodation and ground floor WCs with canteen facility.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Warehouse	13,910	1,292.27
Loading Bay	3,989	370.58
Mains Offices	2,549	236.80
Ground & 1 <sup>st</sup> Floor Works Offices	1,928	179.11
<b>Total</b>	<b>22,376</b>	<b>2,078.76</b>



## Amenities



Eaves 5.17m



To Be Refurbished



Extensive Car Parking



M6 & M42  
Motorway Links



3 Roller Shutter  
Doors



Leasehold







## Further information

### Lease Terms

The property is available on a new full repairing and insuring lease for a term by negotiation.

### Rent

£7.50 per sq ft exclusive of VAT.  
Subject to contract.

### Business Rates

Occupiers will be responsible for paying Business Rates directly to the local authority.

### Services

All mains services area available and connected to the building.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

A new EPC will be commissioned following completion of the refurbishment.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

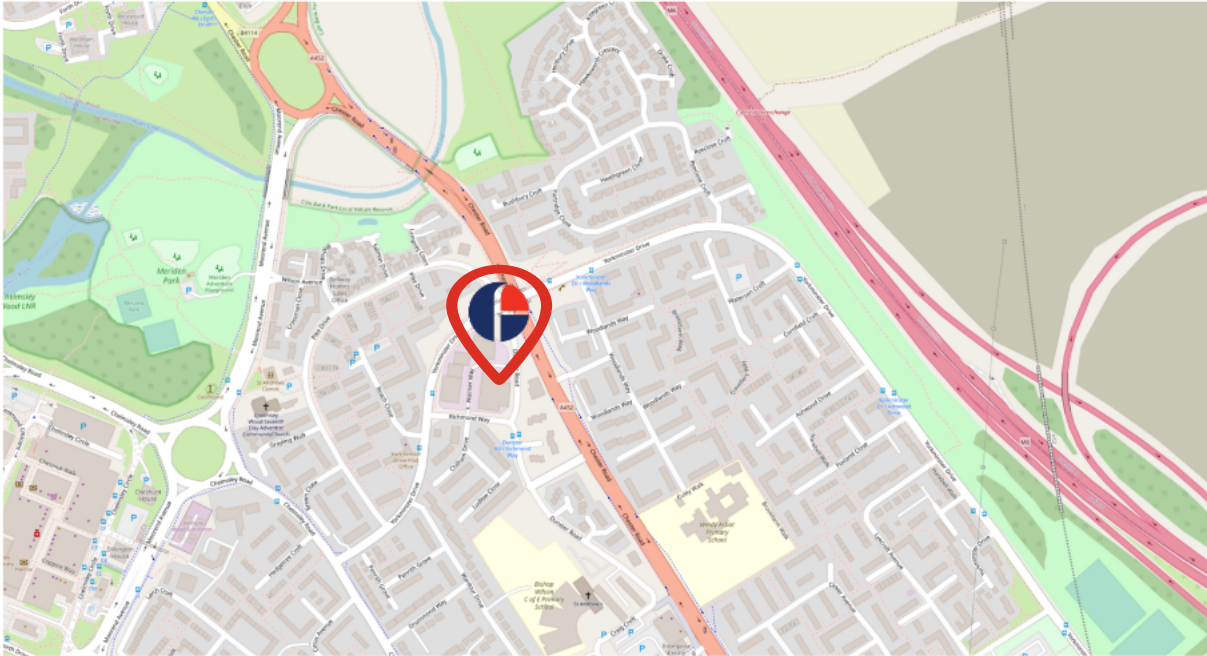
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

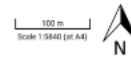
Strictly by prior arrangement with the Fisher German or our joint agents White Rose.



# Unit 1, Griffin Business Park, Chelmsley Wood



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## Approximate Travel Distances



### Locations

- M6 J4 - 2.5 miles
- Birmingham - 10.4 miles
- NEC - 1.8 miles



### Nearest Station

- Marston Green - 1.8 miles



### Nearest Airport

- Birmingham International - 3.1 miles



## Viewings



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Particulars dated April 2025. Photographs dated August 2019.

