

To Let Fully Refurbished Warehouse with lighting

47,959 SQ FT
(4,455 SQ M)

A47

← M6 Jct 5

M6

M6 Jct 6/
B'ham City Centre



Hurricane48

Hurricane Park, Heartlands Parkway,
Birmingham, B7 5PJ

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AVAILABLE NOW



1 mile from J5 & J6 M6
motorway



50m secure yard



LED warehouse lighting



Dock and level loading access

Hurricane Park is a prominent industrial/warehouse scheme, within a landscaped environment, consisting of 3 units, located adjacent to the M6 Motorway. Situated on Heartlands Parkway (A47) close to Bromford Gyrotory benefitting from dual carriageway access to both J5 and J6 of the M6 Motorway with nearby links to the M42 and M6 Toll.

Nearby occupiers include:



Accommodation

DESCRIPTION	SQ FT	SQ M
Main Warehouse	41,653	3,869.52
Office	3,156	293.19
Reception and Undercraft	3,150	292.67
TOTAL (GIA)	47,959	4,455



Specification

Hurricane 48 comprises a detached industrial/warehouse unit with yard area totalling 47,959 sq ft (4,455 sq m).

The unit has been comprehensively refurbished to provide the following specification:

WAREHOUSE

-  Steel portal frame
-  8m clear internal height
-  LED warehouse lighting
-  2 level loading doors
-  2 dock loading doors
-  Floor loading 50kN/m2

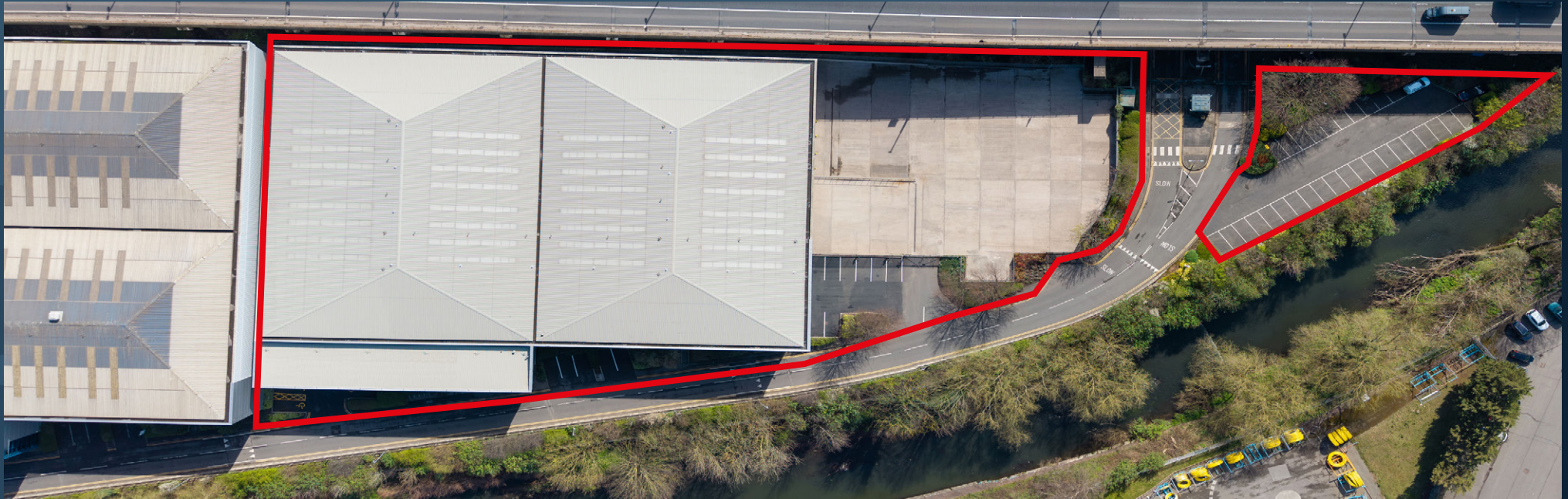
EXTERNAL

-  Secure self-contained yard
-  50m yard depth
-  39 car parking spaces
-  2 EV charging points

OFFICES

-  First floor offices
-  Double glazing
-  Suspended ceilings
-  Male & female wc's
-  Fitted kitchen facility





Tenure

The unit is available on a new full repairing and insuring lease on terms to be agreed.

Rental

Upon application.

Rates

Business rates payable available upon request.

EPC

B44.

Planning

Use Classes B2, B8 and E(g)ii and E(g)iii.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.





DISTANCES

Junction 6 M6	1 mile	Birmingham New Street	5 miles
Junction 5 M6	2 miles	Birmingham Airport	9 miles
M6 Toll	7.5 miles	Birmingham International	9.5 miles

Viewings

For further information or to arrange an inspection please contact:



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