

Unit 15, Erdington Industrial Park

Chester Road, Birmingham, B24 0RD

Garrison
REAL ESTATE



TO LET

16,227 SQ FT
(1,507.54 SQ M)

Modern
Industrial/Warehouse
Established Industrial
Estate

- Steel Portal Frame Construction
- 7.1m Eaves Height
- Concrete Floors
- Profile Metal Clad Roof with Daylight Panels
- Heating and Lighting
- 1 level access loading door
- Warehouse Racking
- Ground Floor Offices

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Description

The property comprises a modern steel portal framed industrial unit with single storey office to the front and dedicated loading/car parking.

The warehouse has profile metal clad roof with daylight panels and benefits from an eaves height of 7.1m. Access is via a ground level access loading door to the front and the warehouse has benefits from heating and lighting throughout.



Location

Erdington Industrial Park is a prime multi-let industrial estate, superbly situated in North East Birmingham at the interchange of the A38 (Kingsbury Road) and the A452 (Chester Road).

The location benefits from excellent road links, with connections to the national motorway network at J5 of M6 (1 mile), J6 of M6 (3 miles) and J9 of M42 / M6 Toll (4 miles).

Birmingham City Centre is 5 miles to the south west with direct access off the main A38.

Major occupiers nearby include Jaguar Land Rover, Amazon, DHL and Cadburys. The site is well served by main bus routes and nearby food and retail offerings at Aldi, Costa and Greggs as well as Ravenside Retail Park and Castle Vale Retail Park.

Terms

The property is available by way of an assignment or sub-lease of an existing lease, with an expiry on 11th December 2029.

Alternatively, a new lease direct with the landlord is possible, subject to agreement of terms.

Service Charge

There is an estate service charge levied to cover the cost to the external communal areas.

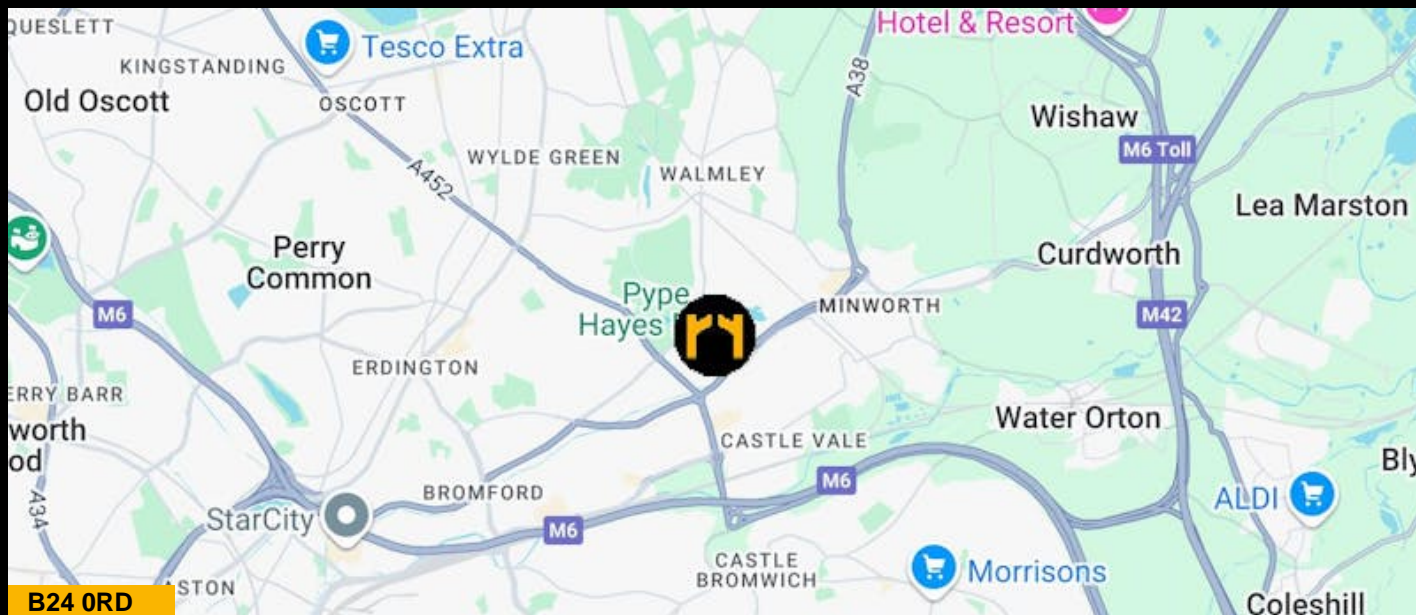
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Accommodation

The accommodation comprises the following areas:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>	<u>Availability</u>
Ground - Warehouse	14,069	1,307.05	Available
Ground - Office	1,432	133.04	Available
Total	15,501	1,440.09	

Anti Money Laundering

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing or purchasing entity.

Contacts

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