



Units 1a & 1b Merlin Park, Wood Lane, Erdington, B24 9QS

TO LET

INDUSTRIAL UNIT/WAREHOUSE

**53,510 Sq Ft
(4,971 Sq M)**

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DESCRIPTION

The property comprises a modern two bay industrial / warehouse facility with two storey offices, secure yard and car parking.

The unit includes the following key features:

Warehouse

- Steel portal frame surmounted by a profile metal clad roof.
- Blockwork / profile metal clad elevations.
- 9.3m eaves
- 6 level access loading doors.
- LED lighting.

Offices

- Two storey offices with reception area.
- Suspended ceiling.
- Canteen.

External

- Secure yard and parking.
- 104 car parking spaces.
- 21 HGV parking spaces.
- 45m yard depth.

LOCATION

The property is located on Merlin Park, Erdington, Birmingham. Merlin Park is situated on Wood Lane, accessed from the A38 Tyburn Road, which in turn connects to Junction 6 of the M6 Motorway approximately 1.5 miles to the west. Junction 5 of the M6 is located approximately 1.25 miles east of the unit. Birmingham city centre is approximately 4 miles to the south west.

ACCOMMODATION

	sq ft	sq m
Warehouse	47,930	4,452.84
Two Storey Offices	5,580	518.40
Total	53,510	4,971

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

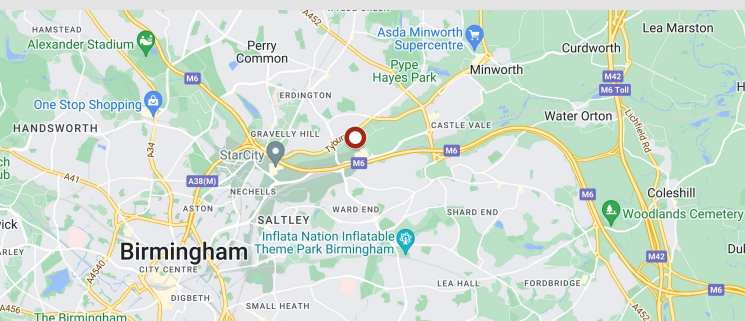
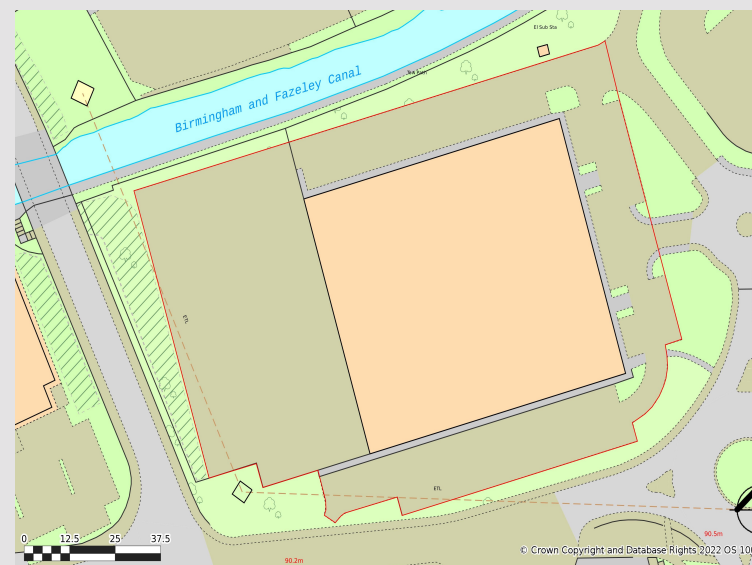
Rateable Value (2017): £337,500.

TERMS

The unit is available by way of a sublease or assignment of the existing lease, expiring August 2023. A longer term may be available through negotiations with the landlord.

EPC

Unit 1a: C (52). Unit 1b: D (80).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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