



Birmingham
Trade Park

Kingsbury Road, Erdington

TO LET

TRADE COUNTER/ WAREHOUSE UNITS

2,054 - 5,681 sq ft (190.82 - 527.78 sq m)

B24 9PS



**PROMINENT
FRONTAGE ON TO
THE A38**



**TRADE CONSENT
FOR B1(C), B2 AND
B8 USES**



**30% OF FLOOR
SPACE USEABLE
FOR TRADE SALES**

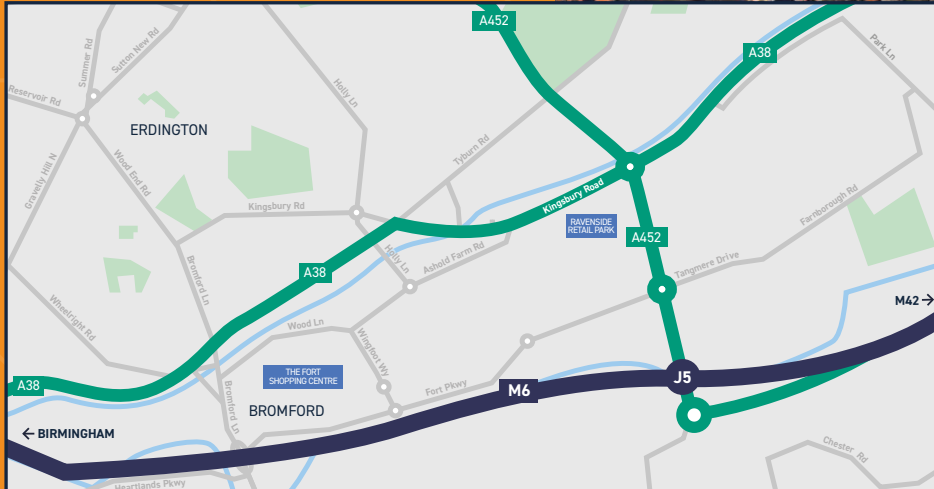
LOCATION

Birmingham Trade Park is prominently located fronting the A38, Kingsbury Road in Erdington. This prime position is ideally situated for trade park operators being opposite Jaguar Land Rover, and close to the Ravenside Retail Park and The Fort. The location provides easy access to the M6 Motorway, with Junction 5 just one mile away.

DISTANCES



DESTINATION	MILES
M6 (J5)	1
Erdington Railway Station	1.5
Birmingham City Centre	5
Birmingham Airport	8

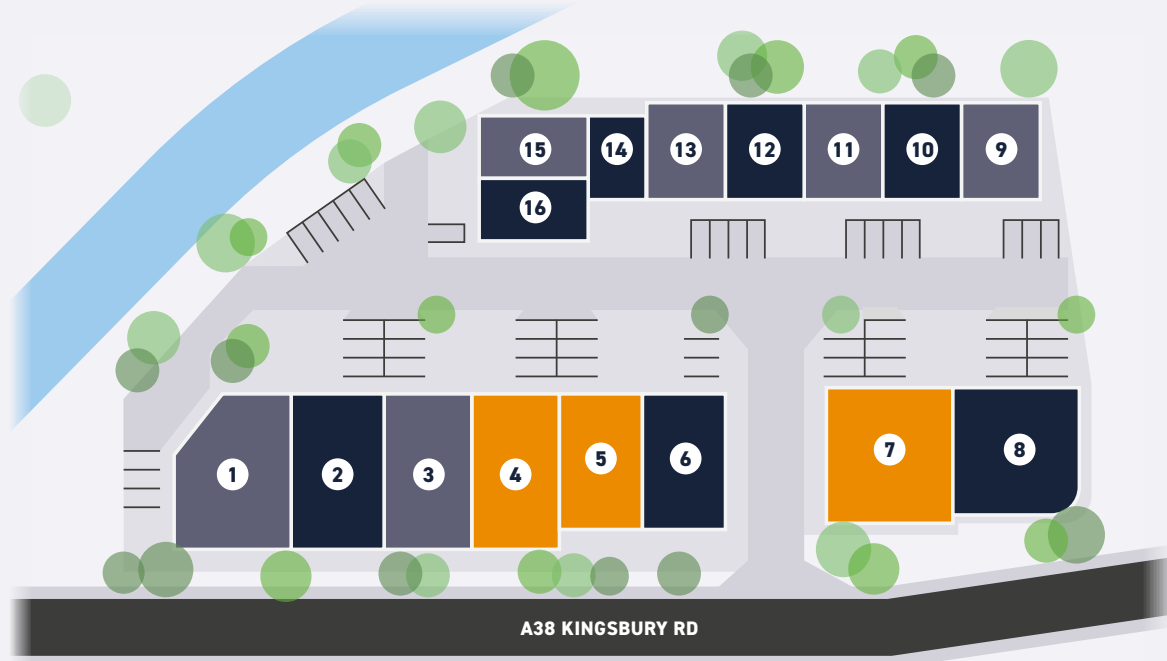


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INDICATIVE IMAGE



DESCRIPTION

The properties comprise modern trade counter / industrial units, available as open plan warehouses or with office accommodation. All units have LED lighting throughout, electric roller shutter doors and dedicated pedestrian access.

AVAILABILITY

UNIT	SQ FT	SQ M
4	2,381	221.20
5	2,054	190.82
7	5,681	527.78
Total	10,116	939.81

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TERMS

The unit is available on a leasehold basis for terms to be agreed.

EPC

The premises have been assessed and Energy Performance Certificates are available upon request.

VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

VIEWING

Viewing is strictly by prior appointment through the sole agents or landlord direct.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.

Bulleys and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Bulleys and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is May 2025.

Letting Agent

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