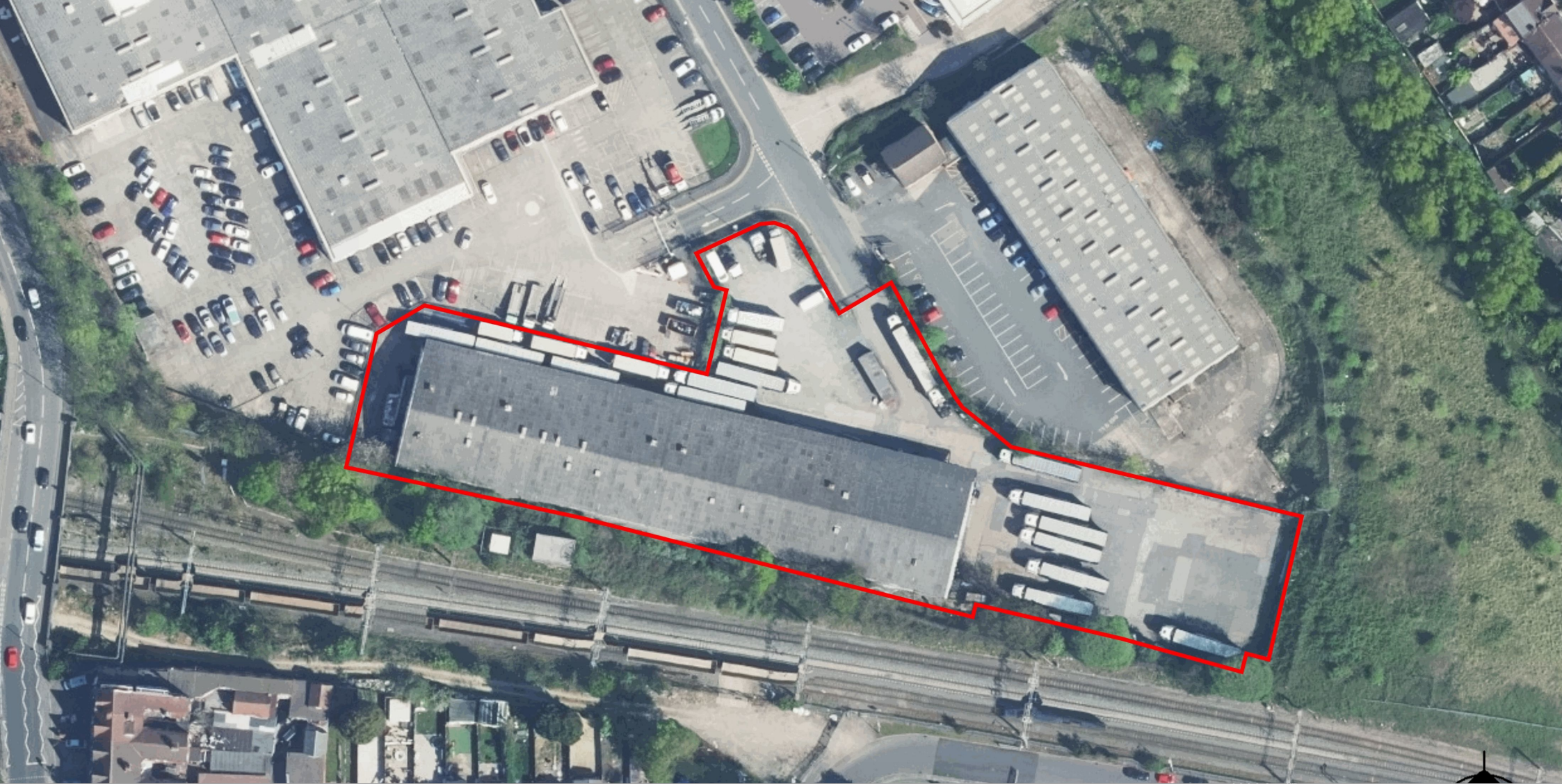




Unit H, Flaxley Parkway, Birmingham B33 9AN

TO LET

Industrial / Warehouse Premises

**29,093 Sq Ft On 1.85 Acres
(2,703 Sq M)**

Unit H, Flaxley Parkway, Birmingham B33 9AN

DESCRIPTION

The premises comprises a self-contained industrial / warehouse unit with a minimum working height of 6m and ancillary two storey offices. Loading access is via 4 roller shutter doors.

The unit benefits from extensive yard / parking, sitting on a site of approximately 1.85 acres (0.75 hectares), providing a low site density of 36%.

- ✓ Large yard and parking area
- ✓ Site area of 1.85 acres
- ✓ Well located within 2 miles of Junction 5 of the M6

LOCATION

The unit is situated on Flaxley Parkway to the rear of Stechford Retail Park. Nearby occupiers include Argos, B&M, Home Bargains, Matalan, Poundland, DLG Auto Services and McDonalds.

Junction 5 of the M6 motorway is approximately 1.9 miles to the north with Birmingham City Centre approximately 3.5 miles to the east.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	29,093	2,703

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.

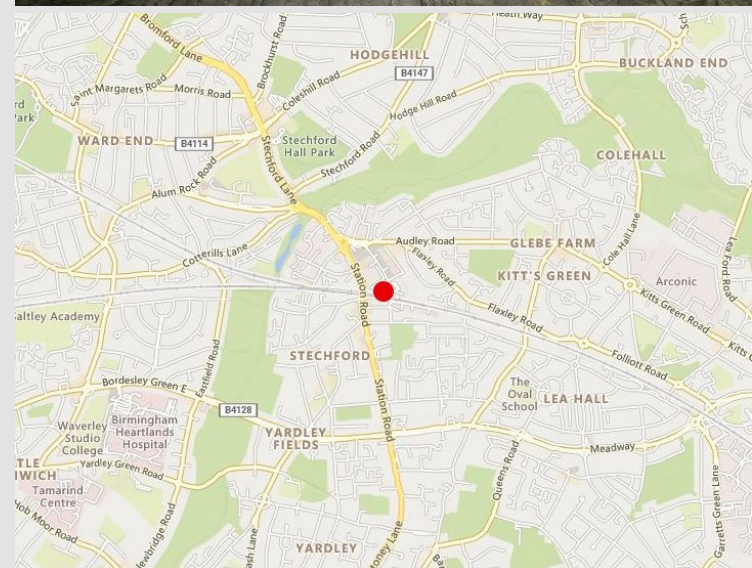
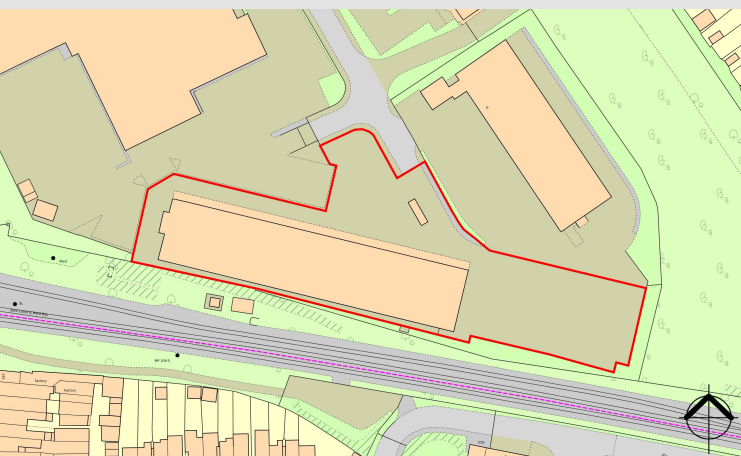
BUSINESS RATES

The business rates assessment is currently split with the Rateable Values being £80,000 & £11,250.

TERMS

The property is available via a new Full Repairing and Insuring Lease for a Term to be agreed with a quoting rent of £160,000 per annum, exclusive.

EPC C (71).



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Regulated by RICS 23-May-2025

VIEWING & FURTHER INFORMATION

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