

JUNCTION 6 UNIT 3

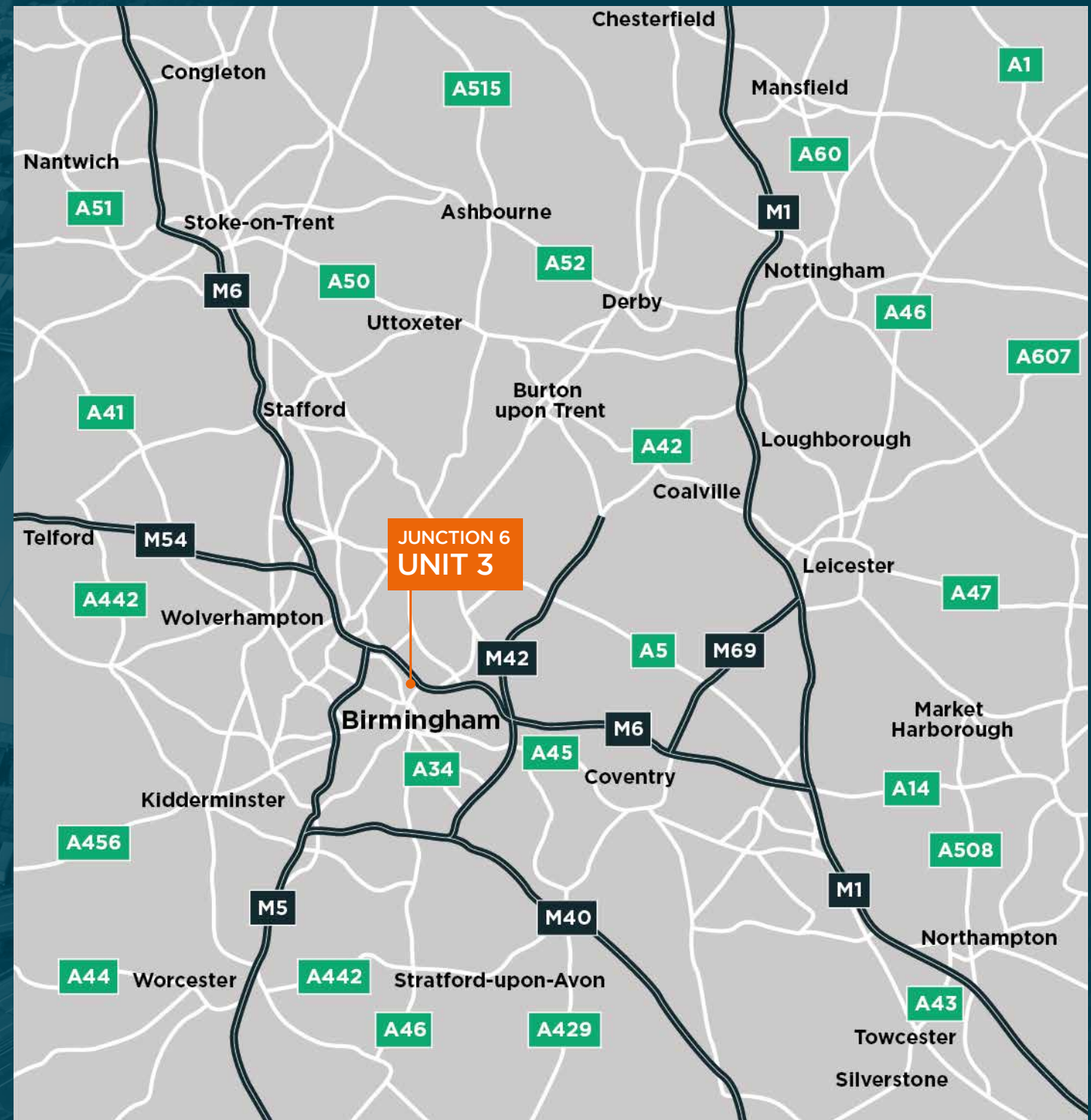
BIRMINGHAM
B6 7JJ

21,552 sq ft
Grade A refurbished Industrial / Logistics Unit

**AVAILABLE NOW
TO LET**

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PERFECTLY POSITIONED

Located within 3 miles of Birmingham City Centre and within a 30 minute drive of over 1.4 million households, Junction 6 is a prime urban logistics development.

Adjacent to J6 of the M6 the park enables businesses to serve both local and national markets.

DIRECT LINKS TO THE UK
MOTORWAY NETWORK

KEY ESTABLISHED PARK
IN BIRMINGHAM

3 MILES TO BIRMINGHAM
CITY CENTRE



KEY LOCATIONS

	Miles	Drive time
Junction 6/M6	1.2	5 mins
Birmingham City Centre	3	14 mins
Coventry	21	34 mins
Bristol	97	1 hr 42 mins
Manchester	85	1 hr 30 mins
Sheffield	89	1 hr 34 mins
Leeds	117	2 hrs 02 mins
London	117	2 hrs 18 mins



AIRPORTS

	Miles	Drive time
Birmingham Airport	16	26 mins
Manchester Airport	79	1 hr 25 mins
London Heathrow	115	1 hr 58 mins

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SPECIFICATION

- 9m eaves height
- 3 level access doors
- Generous parking
- Secure, shared yard
- Two storey offices
- Refurbished W/Cs
- LED lighting throughout
- EPC B rating

Schedule of Accommodation
(approx GIA)

	sq ft	sq m
UNIT 3		
Warehouse	17,267	1,604.2
GF Office	2,181	202.6
FF Office	2,104	195.5
Total GIA	21,552	2,002.3



First Floor

FF Office

Ground Floor

GF Office

UNIT 3
21,552 SQ FT

3 level access
loading doors

JUNCTION 6 UNIT 3

TERMS

The property is available by way of a new full repairing and insuring lease at a term and rent to be agreed. Further information is available from the joint agents.

EPC

The property has an EPC rating of "B" (34).

VAT

The property is elected for VAT. All costs are subject to VAT where applicable.

All enquiries:



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