



Unit A, Bracebridge Street, Birmingham B6 4NF

TO LET

Industrial / Warehouse Unit

**31,603 Sq Ft
(2,936 Sq M)**

DESCRIPTION

The property comprises a detached industrial/warehouse unit of steel frame construction with blockwork and metal clad elevations. Vehicle access is provided by two roller shutter doors from a large secure yard/car park. The warehouse has a minimum eaves height of 6m with lighting and an external canopy. Integral two storey accommodation provides offices, stores and WC facilities. The site extends to approximately 1.68 Acres (0.68 Hectares).

- ✓ Minimum working height of 6m
- ✓ 2 ground level loading doors
- ✓ Two storey office / ancillary
- ✓ Large yard/car park on total site of approx 1.68 acres
- ✓ Excellent location for Birmingham City Centre and J6 M6
- ✓ Outside Birmingham Clean Air Zone



LOCATION

Bracebridge Street is accessed off the A4540 Newtown Middleway in close proximity to the A38 Aston Expressway providing convenient access to Birmingham City Centre which is approximately 1.5 miles away, Junction 6 of the M6 Motorway is within approximately 2.5 miles providing excellent access to the national motorway network.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	26,139	2,428
Ground Floor Offices/Ancillary	2,468	229
First Floor Offices/Ancillary	2,996	278
Total	31,603	2,936

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.

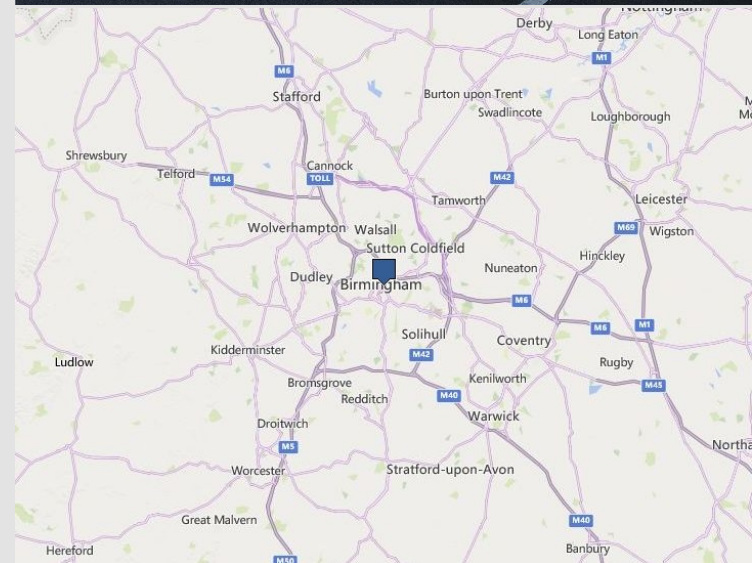
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

To let by way of a new Full Repairing and Insuring Lease on terms to be agreed.

EPC The property has a rating of C -68.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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