



Unit 4 Partons Road
Kings Heath, Birmingham, B14 6TA

Factory / Warehouse Unit

5,431 sq ft
(504.56 sq m)

- Convenient Location
- 6 Miles from M42
- 4 miles from City Centre
- Eaves Height 18'2" (5.54m)
- Two Storey Office Accommodation
- New Lease Available

Summary

Available Size	5,431 sq ft
Rent	£43,000 per annum
Rates Payable	£11,448 per annum
Rateable Value	£26,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Unit 4 is situated on Partons Road in a mixed residential and commercial location within Kings Heath, approximately 4 miles south of Birmingham City Centre.

Partons Road is conveniently accessed from the A435, one of the principle routes serving South Birmingham, providing excellent connectivity to the city centre and wider motorway network.

The property benefits from convenient access to Junction 3 of the M42, approximately 8 miles to the south-east, via the A435 and A441, whilst Junction 2 of the M42 and Junction 4 of the M5 are also readily accessible.

Birmingham City Centre lies approximately 4 miles to the north and Birmingham Airport and the NEC are located approximately 10 miles to the east.

Description

Unit 4 comprises a Factory Warehouse of light steel truss construction having an eaves height of some 18'2" (5.5m). The main warehouse benefits from loading access via a roller shutter door, with two-storey office accommodation, canteen and WC's.

The total Gross Internal Area (GIA) is 5,431 sq ft (505 sq m).

Externally, there is a forecourt for loading, unloading and parking.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse / Office	4,992	463.77	Available
1st - Office	439	40.78	Available
Total	5,431	504.55	

Services

All mains services are believed to be connected save for gas.

Terms

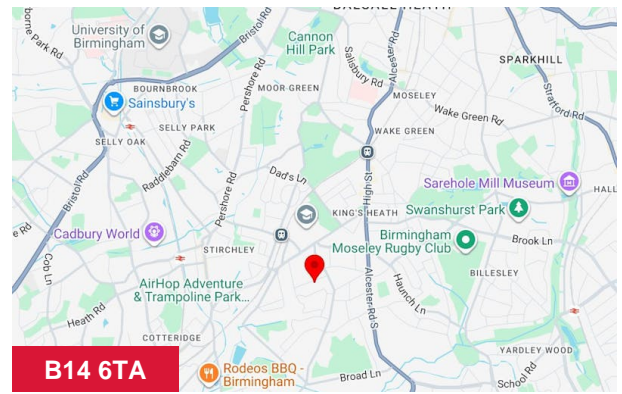
New lease for a minimum term of 3 or more years.

Rent

£43,000 per annum (no VAT)

Viewings

Strictly by appointment with our office on 01527 584 242.



Viewing & Further Information



Ben Truslove
01527 584242 | 07791 371032
ben@truslove.co.uk



Ian Parker
01527 584242 | 07977 008815
ian@truslove.co.uk



James Haynes
01527 584242 | 07534 005207
james@truslove.co.uk