



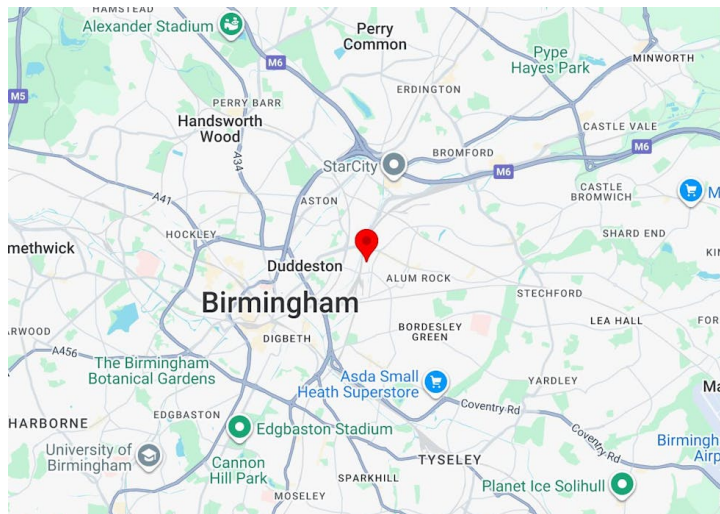
Fully refurbished  
Industrial Warehouse  
Unit in a Well Connected  
Birmingham Location to  
Let

- Fully Refurbished
- 8m Haunch Height
- EPC B Rating
- Ground Level Loading Door
- Secure Industrial Estate with Onsite CCTV
- Allocated Parking and Demised Yard
- Ability to combine Units 6&7 to create a 25,141 sq ft unit, with potential for a secure yard provision.

# Unit 7 Network Park Industrial Estate

Birmingham, B8 1AU

AVISON  
YOUNG



## Summary

Available Size	10,063 sq ft / 934.88 sq m
Rent	Rent on application
Rates Payable	£36,630 per annum
Estate Charge	£0.67 per sq ft
EPC	B

## Property Highlights

The subject property comprises of a fully refurbished modern industrial / warehouse unit extending to 10,063 sq ft and has the ability to be combined with Unit 6 to create 25,141 sq ft unit with the option of creating a fully secure yard.

## Specification

The unit benefits from the following specifications:

- 8m haunch height
- 1 ground level loading door
- Fitted first floor offices with staff welfare facilities
- Demised yard area with separate parking area
- Gated estate with onsite CCTV

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Warehouse	8,146	756.79
1st - Offices	1,393	129.41
Ancillary	524	48.68
<b>Total</b>	<b>10,063</b>	<b>934.88</b>

## Terms

The unit is available by way of new lease terms to be agreed with the Landlord

## Location

Network Park is located approximately 3.5 miles north east of Birmingham City Centre within Birmingham Heartlands. The Heartlands Spine Road commences a short distance from the development and gives dual carriageway access, throughout north-east Birmingham and to junction 5 M6 (2 Miles). The A47 gives unbroken dual carriageway access to the Middle Ring Road (A4540), Aston Expressway (A38M) and Birmingham City Centre.

Network Park is situated within close proximity of a variety of major Birmingham industrial occupiers, including Greggs Mainstream Way Facility, Booker, Smurfit Kappa, DHL, IMI Truflo Marine and Hydraforce Hydraulics to name a few. Jaguar Land Rover's (JLR) Castle Bromwich plant is c. 3 miles north east along with Dunlop Aircraft Tyres amongst others.

## Viewings

Viewings are by appointment only with the agents.



Max Andrews

0121 609 8270 | 07740 801885

max.andrews@avisonyoung.com



