



3, Forward Park Trading Estate, Bagot Street, Birmingham, B4 7BA

Modern Industrial / Warehouse unit within close proximity of Birmingham City Centre & A38 Aston Expressway

Summary

Tenure	To Let
Available Size	8,085 sq ft / 751.12 sq m
Service Charge	£64,000 per sq ft
Rates Payable	£3.87 per sq ft
EPC Rating	Upon enquiry

Key Points

- Modern unit to be refurbished
- Self contained warehouse unit
- 1 electric roller shutter loading door
- Glazed office frontage
- 6m to eaves
- Ample car parking provision
- Close proximity to Birmingham City Centre & A38 Aston Expressway

Description

The property is a modern industrial warehouse / production unit situated next to the A38 Aston Expressway and walking distance into Birmingham City Centre,

The unit is to be refurbished and benefits from eaves height of 6.1m, together with a single roller shutter loading door. The warehouse includes lighting & heating provision.

There is a two storey office block with a mixture of open plan and partitioned meeting rooms.

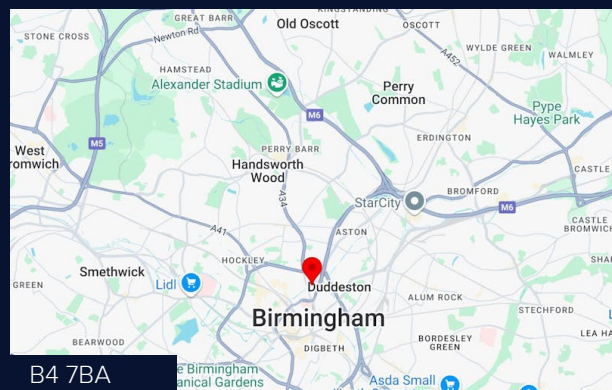
Externally, there is a dedicated loading area and ample parking in the forecourt and side elevations.

The unit is to be refurbished and will be available for occupation in Q4 2025.

Location

The property is located just off the A38 Corporation Street / Aston Expressway which links directly with J6 of the M6 Motorway and the national motorway network.

Birmingham City Centre (including Snow Hill station) is situated 0.5 miles South West of the estate.



B4 7BA

Viewing & Further Information

Ed Kennerley

+44 121 769 0444 | +44 7972 187 779

e.kennerley@box4realestate.co.uk

James Clements

+44 121 769 0444 | +44 7436 165 015

j.clements@box4realestate.co.uk

Garrison Real Estate Limited (Joint Agent)
0121 401 1604

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