INDUSTRIAL, WAREHOUSE | TO LET

VIEW ONLINE



UNIT 3 NORTHFIELD TRADING ESTATE, 620 BRISTOL ROAD SOUTH, B31 2JR

2,536 SQ FT (235.60 SQ M)

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Warehouse / Trade Counter Unit on a Secure, Gated Multi-Let Estate Fronting the A38 Bristol Road South, Northfield.

- 2,536 ft2 GIA
- Quoting Rental £25,000 Per Annum
- Prominent Multi-Let Trading Estate Fronting the A38 Bristol Road South
- Secure, Gated Site with Onsite Parking
- Electric Roller Shutter Loading Door
- Eaves Height of Approximately 5m
- Office Accommodation and W.C. Facilities
- Approx. 7 Miles South West of Birmingham City Centre, 6 Miles from M5 J3





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DESCRIPTION

The property comprises an industrial/warehouse unit situated within Northfield Trading Estate, a secure, multi-let estate of terraced trade counter and warehouse premises.

The unit extends to a gross internal area of approximately 2,536 sq ft (235.6 sq m) and benefits from an eaves height of approximately 5m, a metal profile clad roof incorporating translucent roof lights, LED lighting and three-phase electricity.

Vehicular access is provided via an electric roller shutter loading door, with the property further benefiting from office accommodation and W.C. facilities.

Externally, the property benefits from demised car parking within a secure, gated estate.



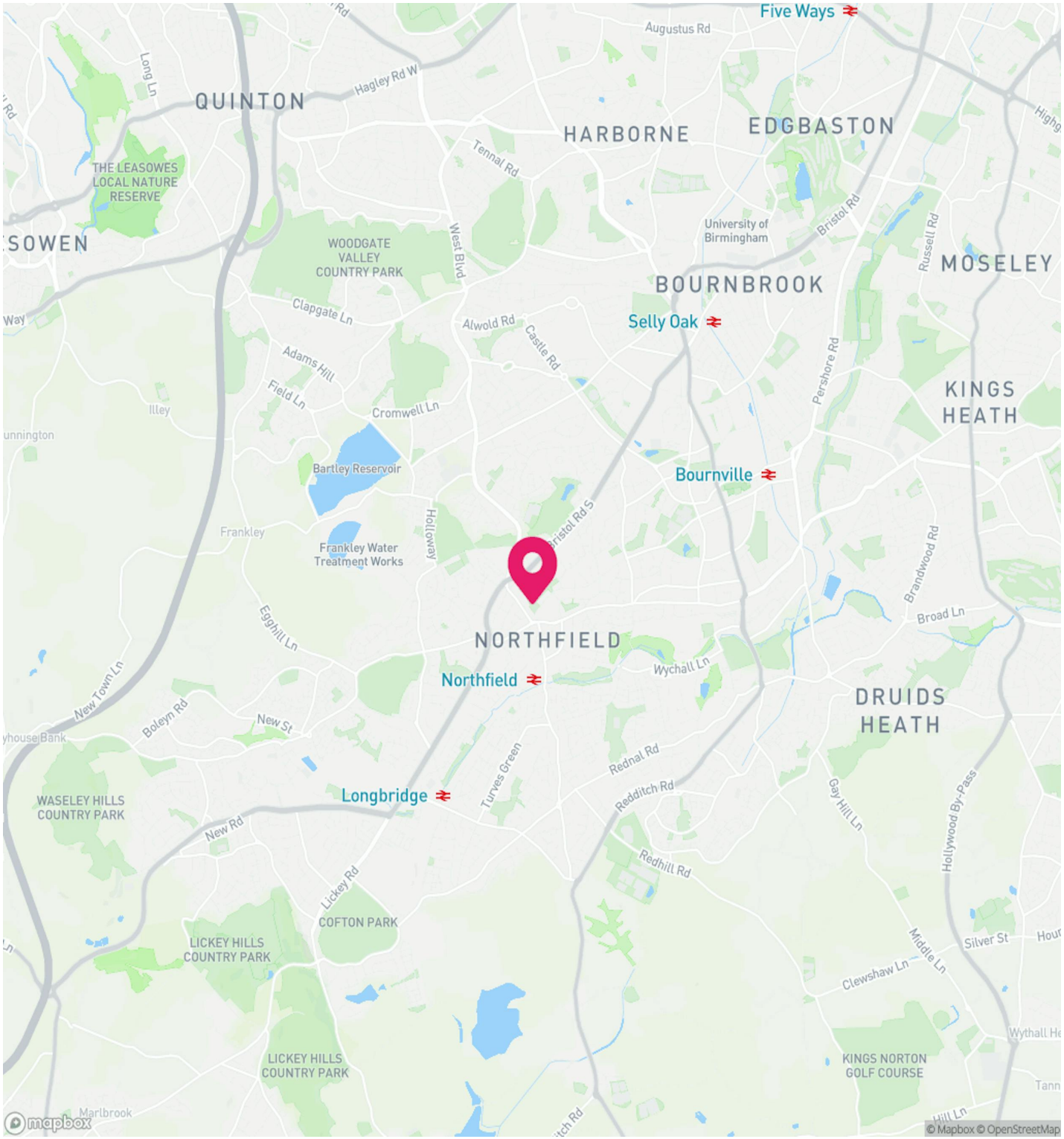


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LOCATION

///LINES.CIVIL.SCENES

The estate is located in a prominent position fronting Bristol Road South (A38), approximately 7 miles south west of Birmingham city centre. Access to the national motorway network is provided via Junction 3 of the M5, approximately 6 miles distant. Northfield Shopping Centre is located immediately west of the property.



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BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

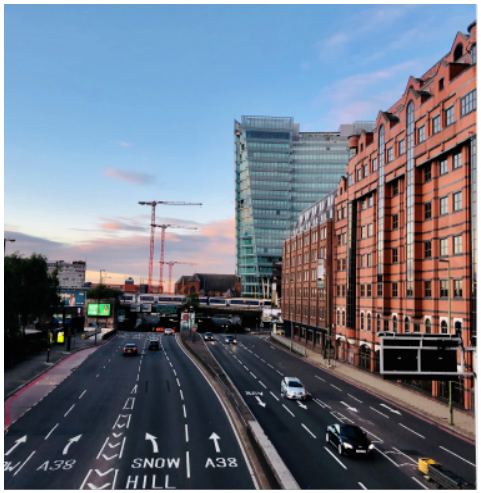
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!

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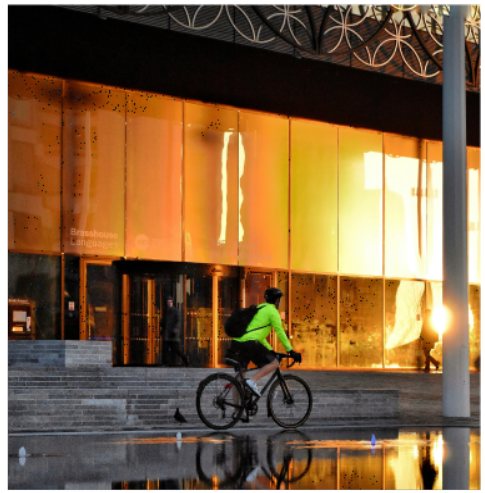














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AVAILABILITY

Name	sq ft	sq m	Availability
Unit	2,536	235.60	Available
Total	**2,536**	**235.60**	

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TERMS

The unit is available by way of a new FRI lease, with length to be agreed, at a quoting rental of £25,000 (exclusive).

VAT

We understand that VAT is payable on all outgoings contained within the lease.

RATEABLE VALUE

£17,000

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

EPC

C (70)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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