

INDUSTRIAL, WAREHOUSE | TO LET



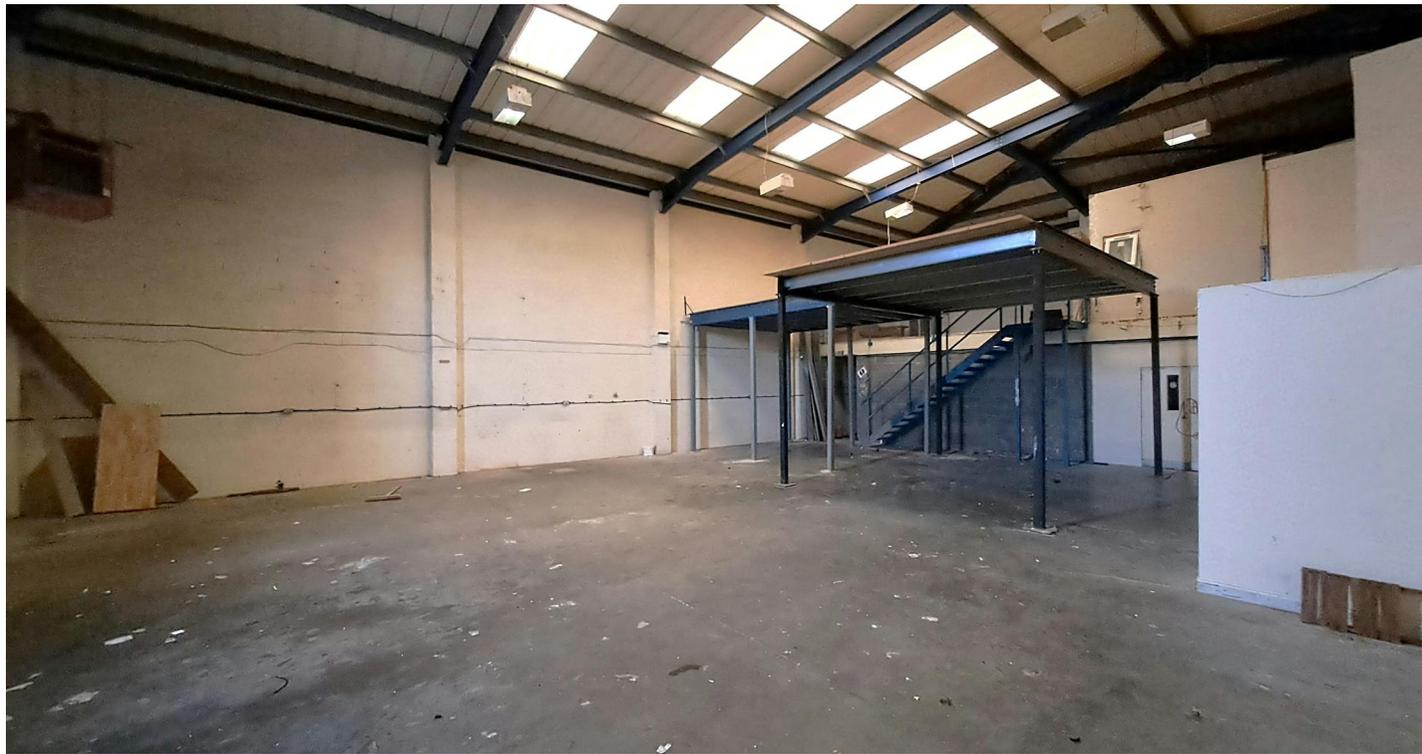
UNIT 4D GREAT BARR BUSINESS PARK, BIRMINGHAM, B42 1DY

2,450 SQ FT (227.61 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Space with Generous Working Height and Additional Mezzanine Storage circa 963 ft²

- Mezzanine Storage (963 ft²)
 - Roller Shutter Access
 - Secure Trading Estate
 - Generous Working Height
 - Three Phase Power
 - Concrete Flooring
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DESCRIPTION

The property comprises a modern warehouse of steel portal frame construction with blockwork elevations, surmounted by a pitched steel clad roof incorporating translucent roof lights, providing good levels of natural light throughout.

The accommodation benefits from a generous working height (maximum eaves approximately 22ft 5in, minimum eaves approximately 19ft 11in), together with roller shutter loading access, concrete flooring and three phase power supply. Communal WC facilities are available, and the unit also incorporates additional mezzanine storage space.

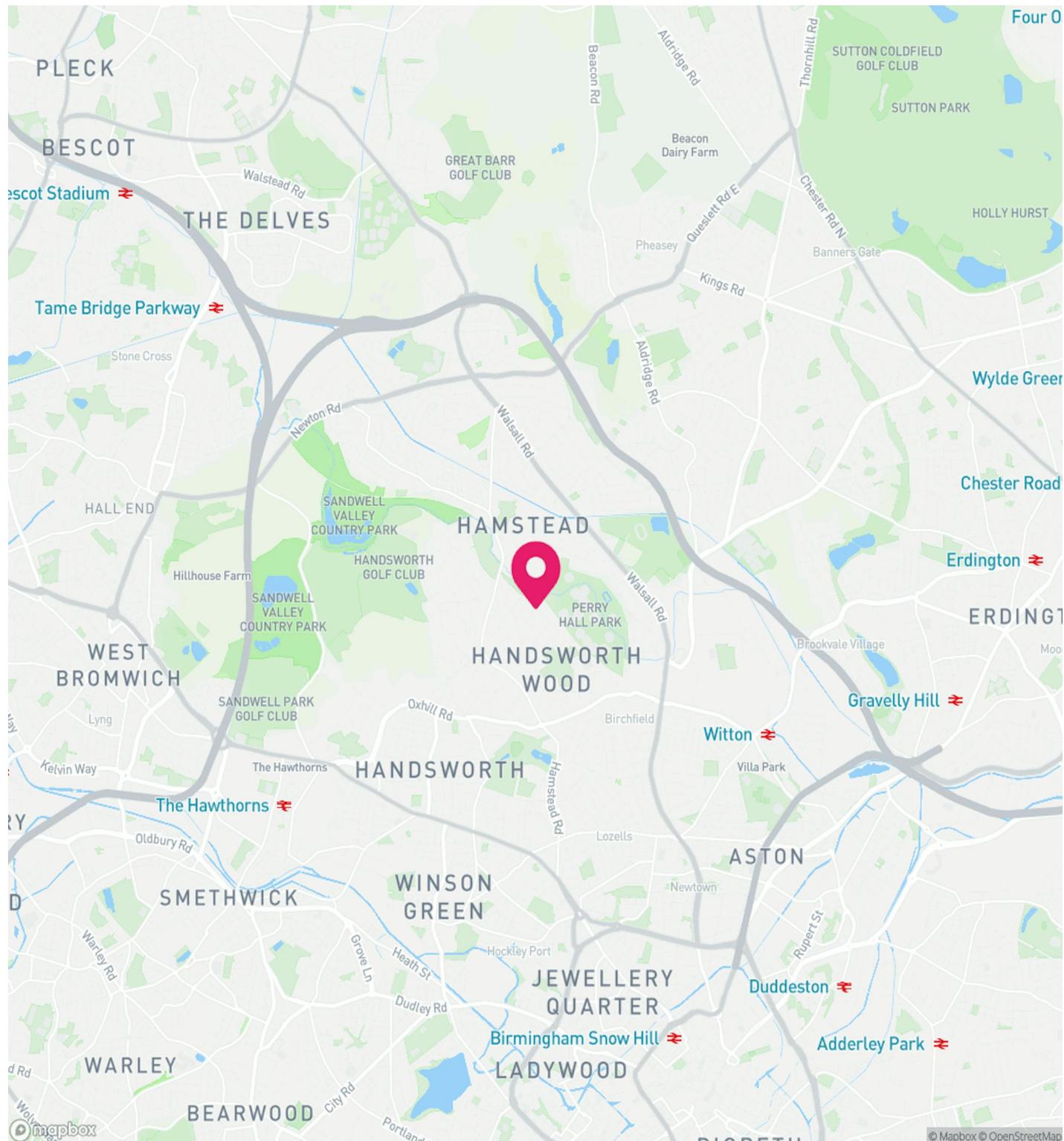
Externally, the property benefits from excellent loading provisions.



LOCATION

Great Barr Business Park is situated in a well-established and popular industrial area. The park benefits from excellent transport links, with Junction 7 of the M6 motorway located approximately 2 miles to the west, providing direct access via dual carriageway. Junction 7 also connects to the major Ray Hall Interchange, where the M5 and M6 motorways intersect.

Birmingham City Centre lies approximately 4.5 miles to the south, offering convenient access to urban amenities and services.



VAT

All prices quoted are exclusive of VAT, which we understand may be payable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

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

RENT

£23,500 per annum

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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