

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT H, FLAXLEY PARKWAY, BIRMINGHAM, B33 9AN

29,093 SQ FT (2,702.83 SQ M)

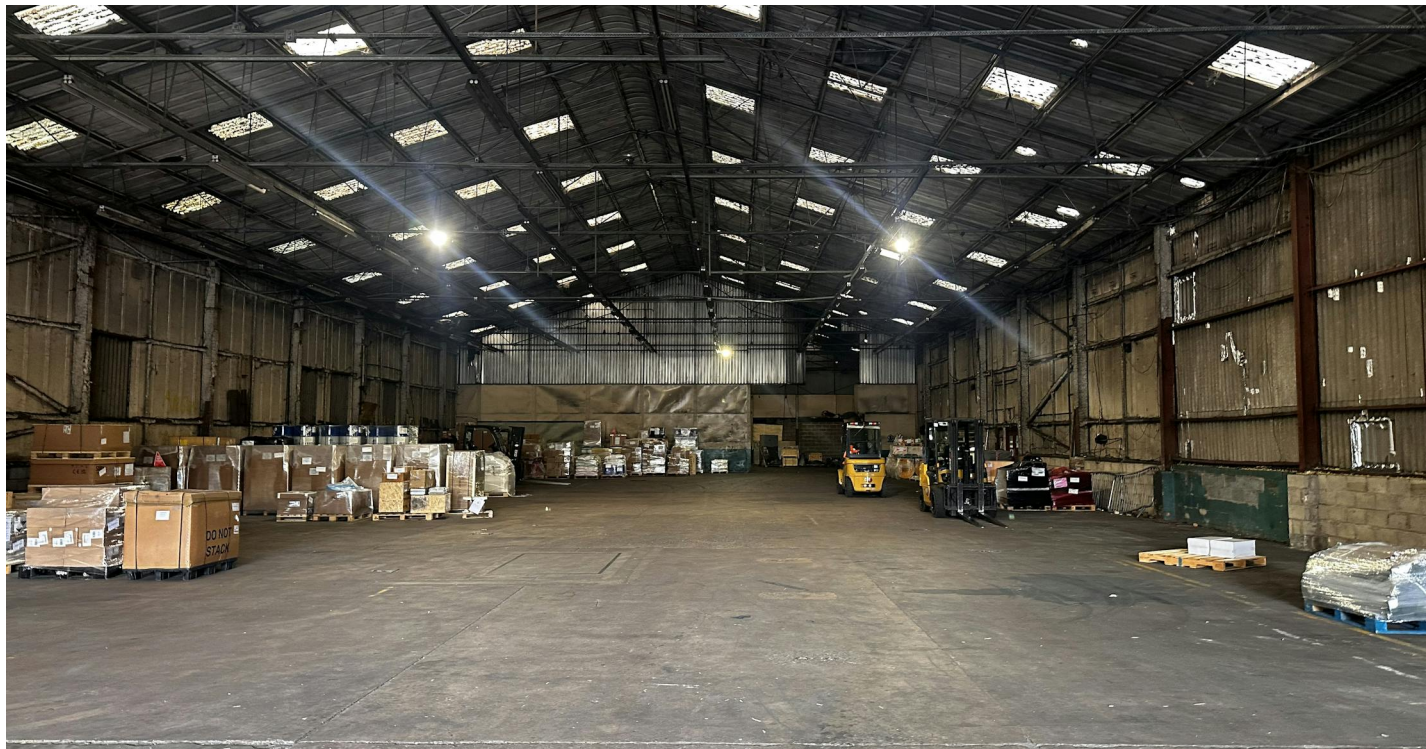
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Prominent Industrial & Warehouse Premises  
with Large Yard & Parking Area

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- Large Concrete Yard with Gated Entrance
  - Site Area of 1.85 Acres
  - Well Located within 2 miles of Junction 5 of the M6
  - Secure Car Parking
  - Min 6m Eaves
  - 4 Level Loading Doors
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## DESCRIPTION

The premises comprises a self-contained industrial warehouse unit of steel truss construction, being a single bay with a pitched roof incorporating translucent roof lights and high bay lights. The unit benefits from full height block elevations and 4 roller shutters, providing excellent loading access. The unit also comes with a minimum working height of 6m and ancillary two storey offices.

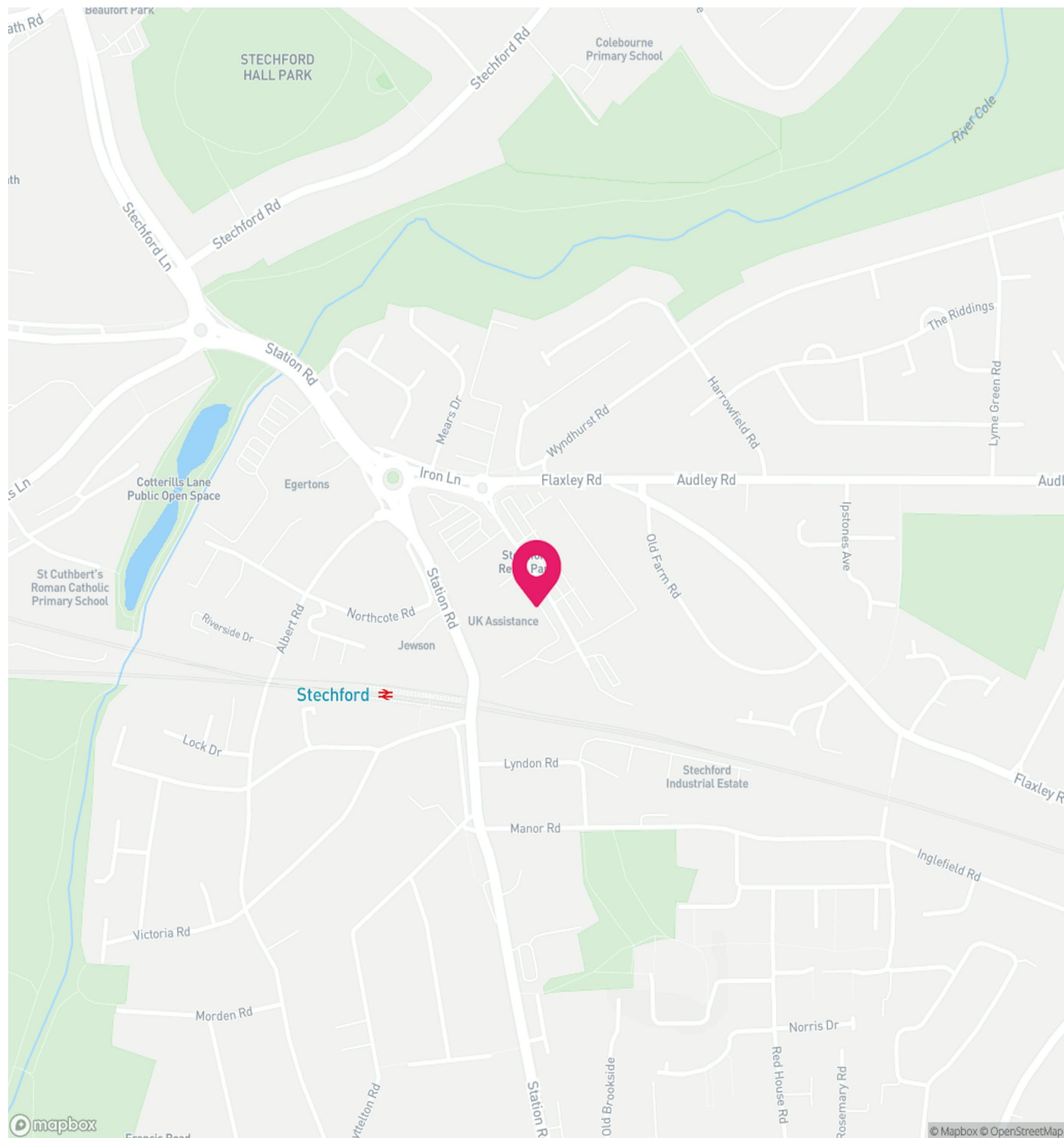
The unit benefits from an extensive concrete yard with separate car parking, sitting on a site of approximately 1.85 acres (0.75 hectares), providing a low site density of 36%



## LOCATION

The unit is situated on Flaxley Parkway to the rear of Stechford Retail Park. Nearby occupiers include Argos, B&M, Home Bargains, Matalan, Poundland, DLG Auto Services and McDonalds.

Junction 5 of the M6 motorway is approximately 1.9 miles to the north with Birmingham City Centre approximately 3.5 miles to the east.







## AVAILABILITY

Name	sq ft	sq m	Availability
Unit	29,093	2,702.83	Available
<b>Total</b>	<b>29,093</b>	<b>2,702.83</b>	

## PLANNING USE

Use Class B2 & B8

## 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.

## SERVICE CHARGE

n/a

## VAT

To be confirmed

## 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.

## RENT

£160,000 per annum

## EPC

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## 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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