

INDUSTRIAL, WAREHOUSE | TO LET

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BIRMINGHAM TRADE PARK, KINGSBURY ROAD, ERDINGTON, B24 9PS

2,054 TO 5,681 SQ FT (190.82 TO 527.78 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, Fully Refurbished Industrial Units with
Prominent A38 Frontage

- Prominent Frontage on to A38
 - Trade Consent for B1(C), B2 and B8 Uses
 - 30% of Floor Space Usable for Trade Sales
 - Fully Refurbished
 - Air Conditioning (Heating & Cooling)
 - LED Lighting Throughout
 - Open Plan Office Accommodation
 - Warehouse with Storage Mezzanine
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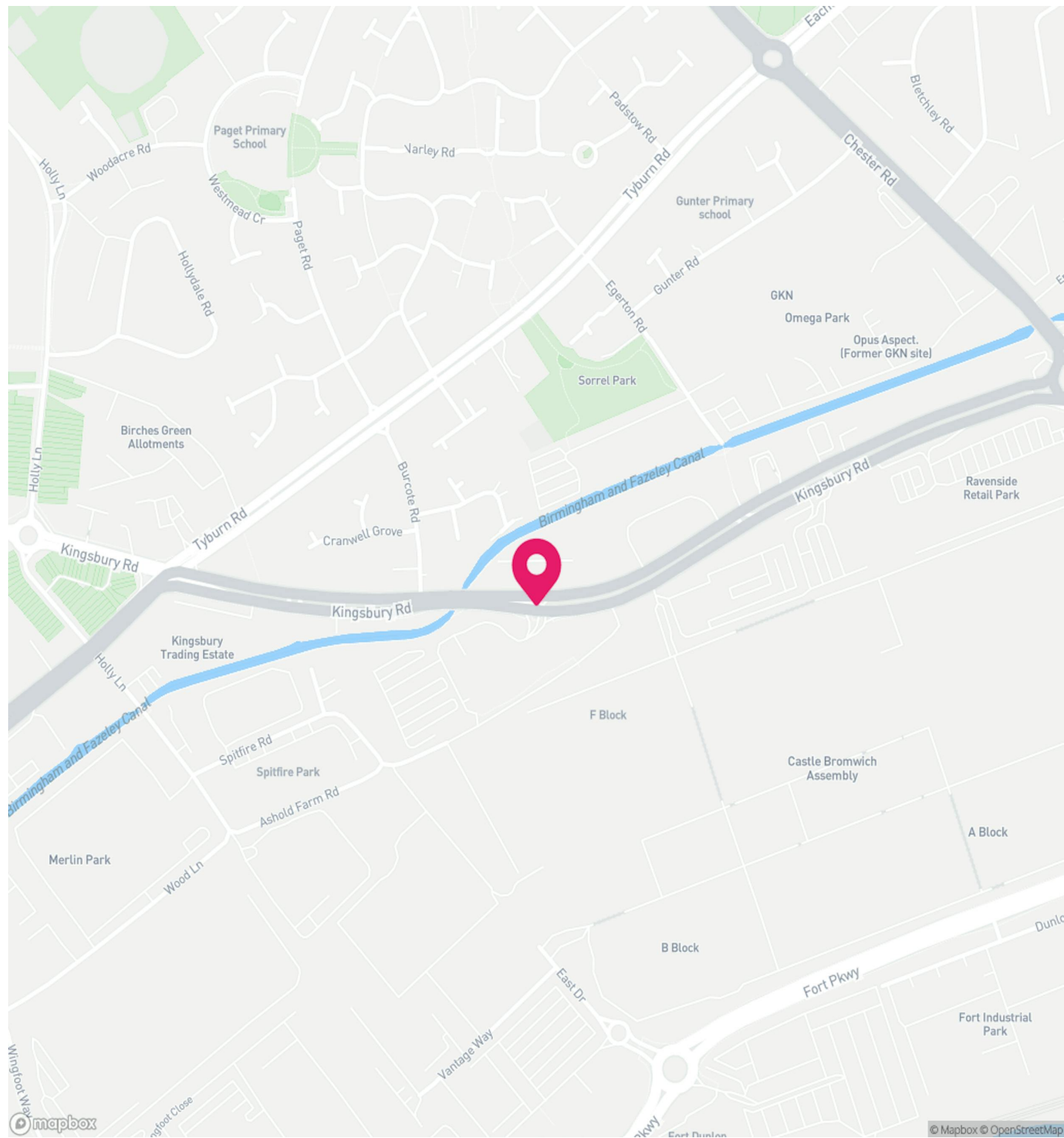
DESCRIPTION

The properties comprise modern trade counter/industrial units, available as open plan warehouses or with office accommodation. All units have LED lighting throughout, electric roller shutter doors and dedicated pedestrian access.



LOCATION

Birmingham Trade Park is prominently located fronting the A38, Kingsbury Road in Erdington. This prime position is ideally situated for trade park operators being opposite Jaguar Land Rover, and close to the Ravenside Retail Park and The Fort. The location provides easy access to the M6 Motorway, with Junction 5 just one mile away.



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.

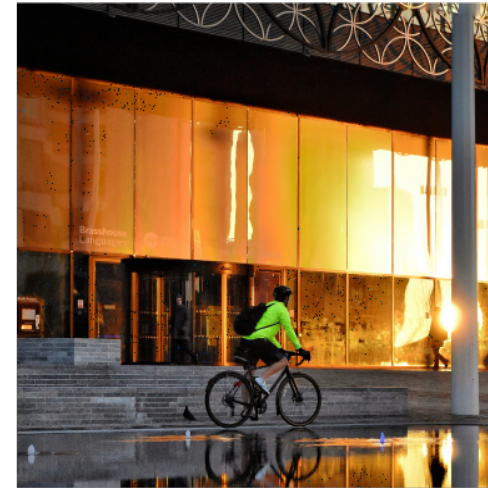
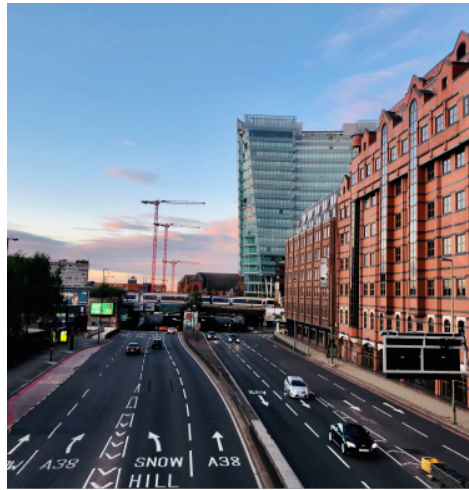
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

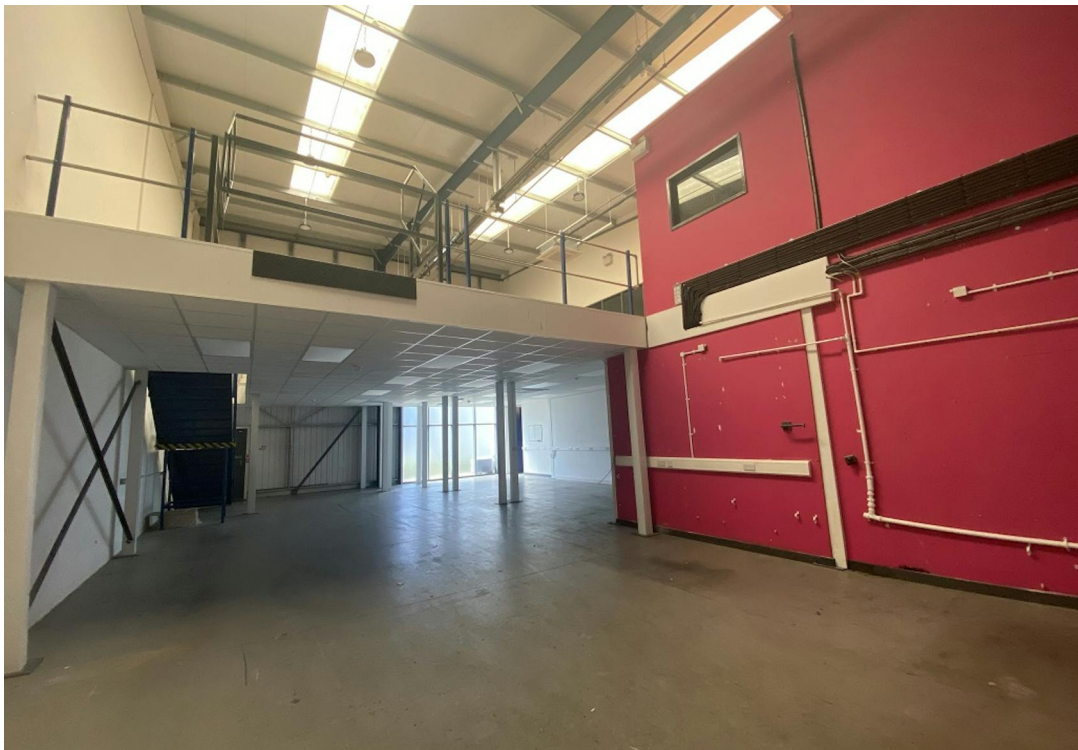
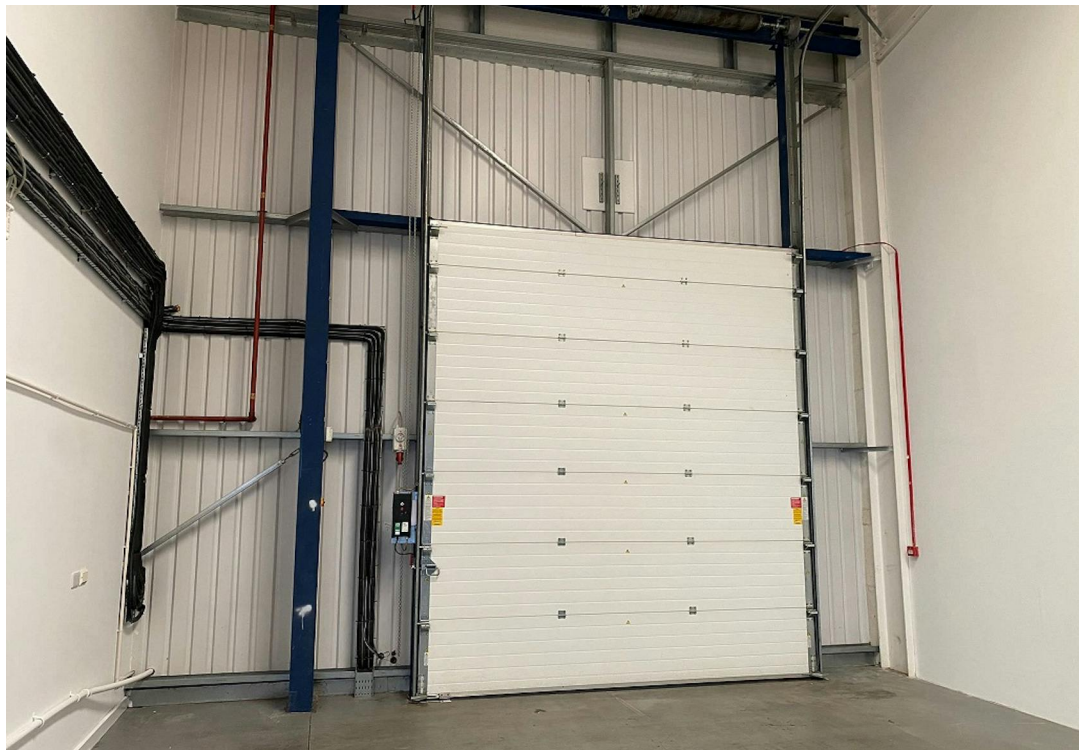
Central location, global reach: A strategic location offers quick train connections:

- 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!





AVAILABILITY

Name	sq ft	sq m	EPC	Availability
Unit - 4	2,381	221.20	B	Available
Unit - 5	2,054	190.82	D	Available
Unit - 7	5,681	527.78	C	Available
Total	10,116	939.80		

TERMS

The unit is available on a leasehold basis for terms to be agreed.

EPC

The premises have been assessed and Energy Performance Certificates are available upon request.

VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

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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