

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



AD23 HASTINGWOOD INDUSTRIAL PARK, WOOD LANE, BIRMINGHAM, B24 9QR

14,990 SQ FT (1,392.62 SQ M)

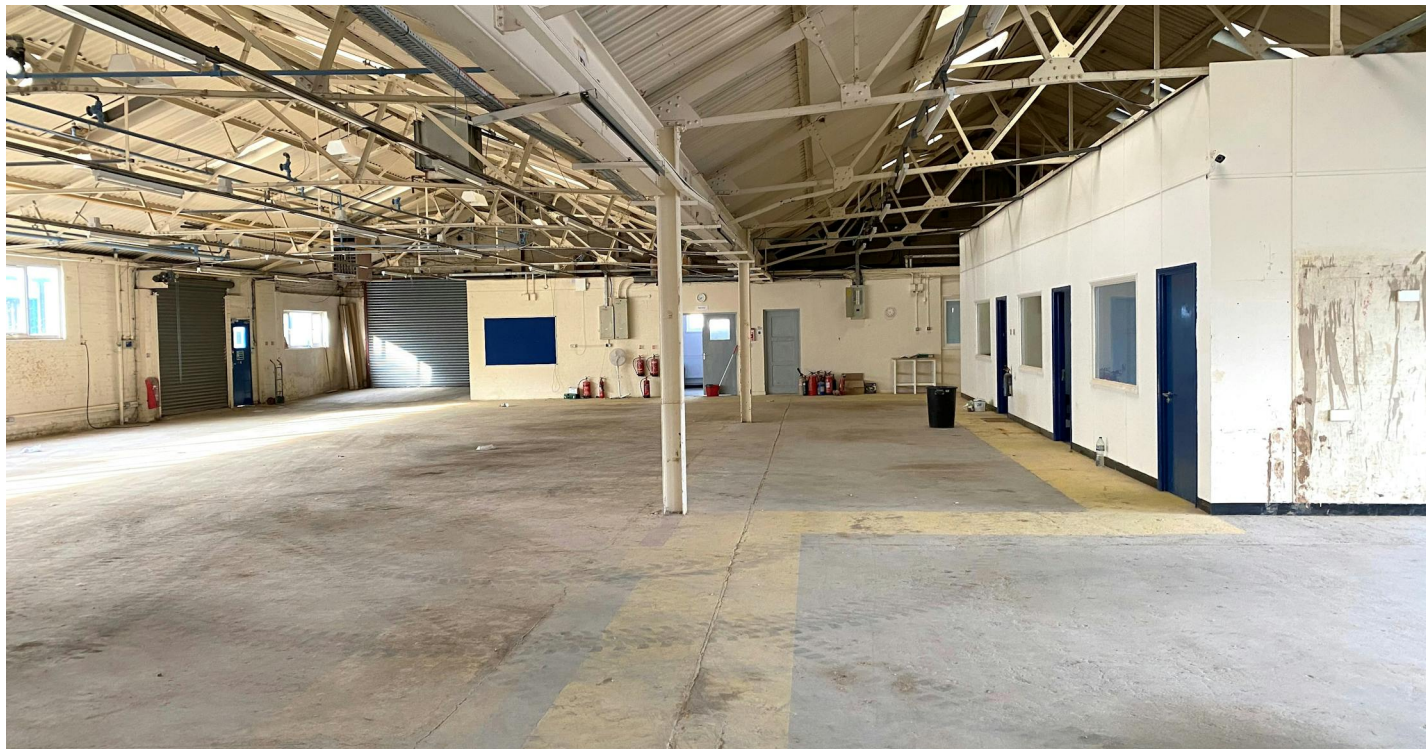
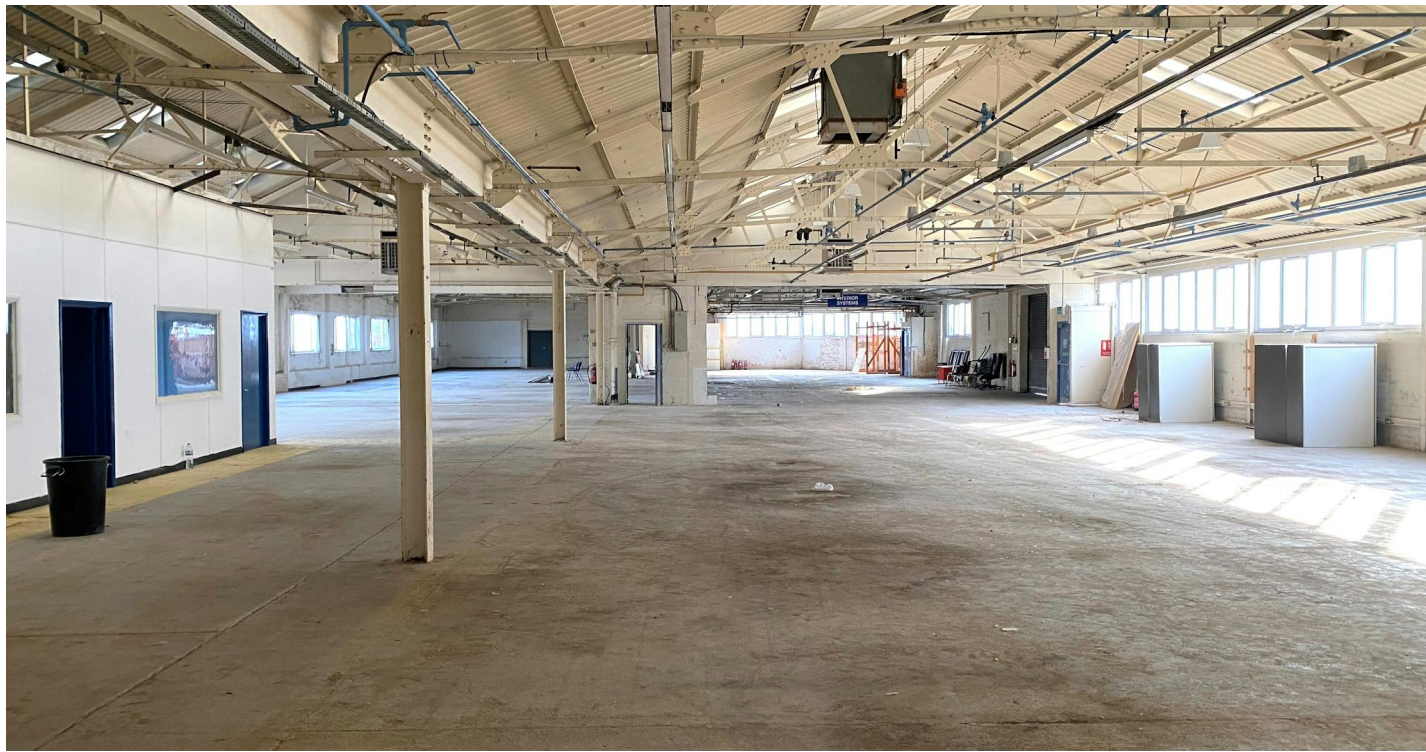
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



A Modern Warehouse Facility within  
Hastingwood Industrial Park, Erdington

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- On Site Car Parking
  - 24 Hour Security
  - Flexible Lease Options
  - Excellent Communication Links
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## DESCRIPTION

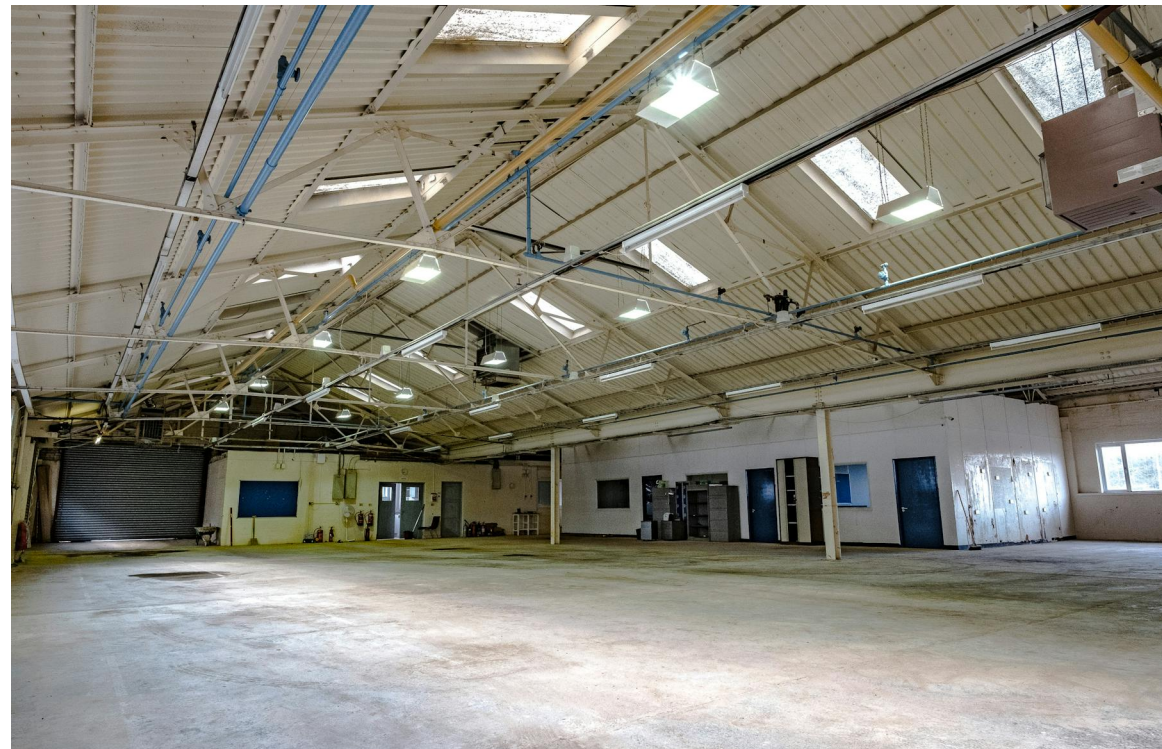
The premises comprise a detached two bay industrial property of steel truss construction with full height brick infill surmounted by a pitched clad roof incorporating translucent roof lights.

The property benefits from concrete flooring, fluorescent strip lighting, three phase power, warm air heating, and three roller shutter doors.

To the front of the property are integral offices, WC, and kitchenette facilities.

Externally, the property has forecourt car parking and generous loading area.

The estate is secured via palisade fencing with manned security on each gate.

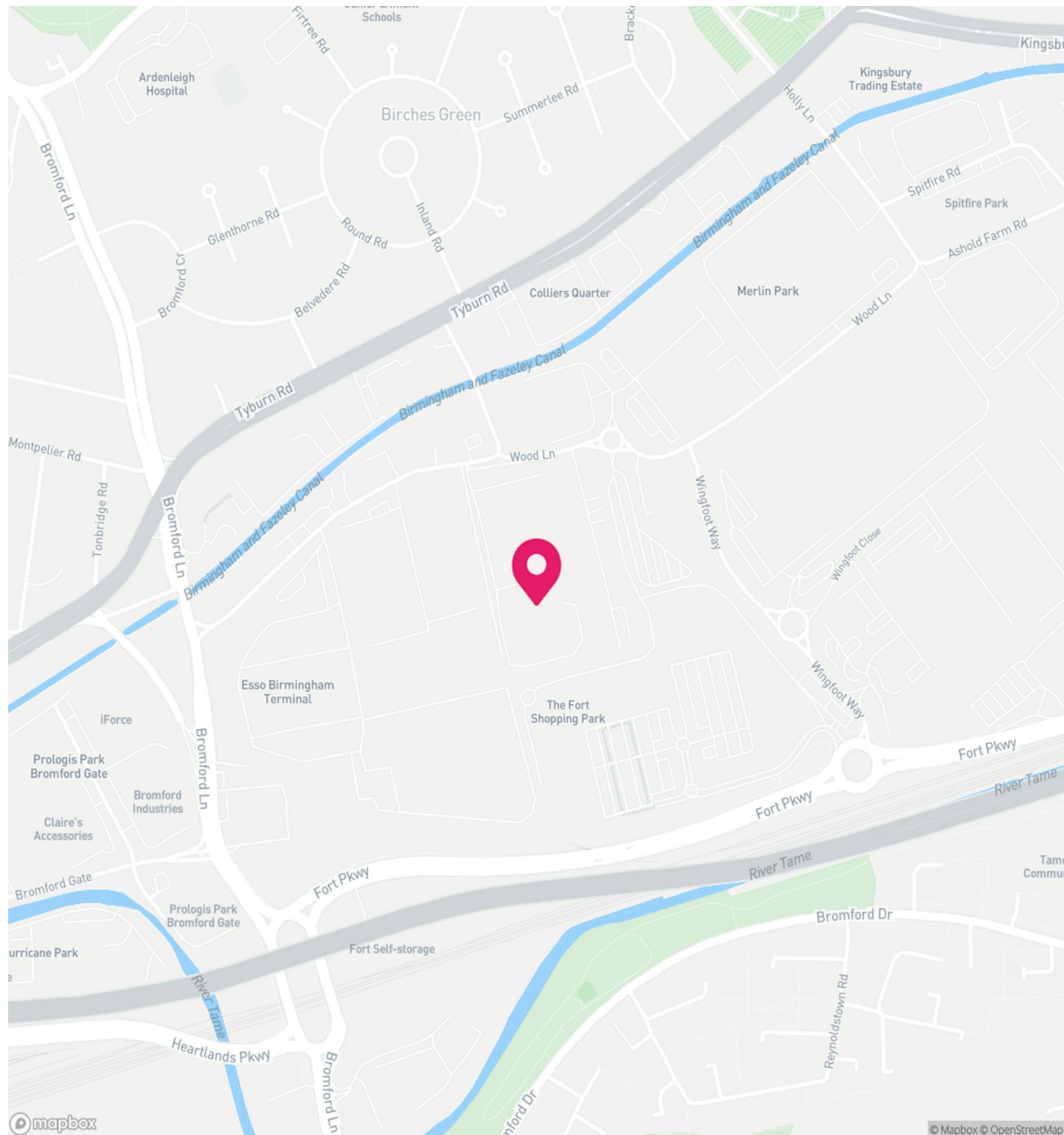


## LOCATION

The property is situated on Hastingwood Industrial Park, a secure industrial estate situated close to Junction 5 of the M6 Motorway.

The location provides convenient access to the national motorway network being situated only 1 mile from Junction 6 of the M6 at Spaghetti Junction.

Wood Lane is accessed via the A38 Tyburn Road or A47 Heartlands Parkway which leads into Birmingham City Centre only 4 miles distant.





## AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Unit AD23	14,990	1,392.62	Available
<b>Total</b>	<b>14,990</b>	<b>1,392.62</b>	

## SERVICES

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

## RATEABLE VALUE

£38,500. Current rateable value (1 April 2023 to present)

## 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.

## EPC

D (79)

## 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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