

Unit 2B, Forward Park Trading Estate

Bagot Street, Birmingham, B4 7BA

Garrison
REAL ESTATE



TO LET

13,109 SQ FT
(1,217.87 SQ M)

RENT ON APPLICATION

Modern Industrial / Warehouse unit within close proximity of Birmingham City Centre & A38 Aston Expressway

- Modern unit to be refurbished
- 1 electric roller shutter loading door
- Ample car parking provision
- Close proximity to Birmingham City Centre & A38 Aston Expressway
- Self contained warehouse unit
- Glazed office frontage
- 6m to eaves

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0121 401 1604

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Description

The property is a modern industrial warehouse / production unit situated next to the A38 Aston Expressway and walking distance into Birmingham City Centre.

The unit is to be refurbished and benefits from eaves height of 6.1m, together with a single roller shutter loading door. The warehouse includes lighting & heating provision.

There is a two storey office block with a mixture of open plan and partitioned meeting rooms.

Externally, there is a dedicated loading area and ample parking in the forecourt and side elevations.

The unit is to be refurbished and will be available for occupation in Q4 2025

Location

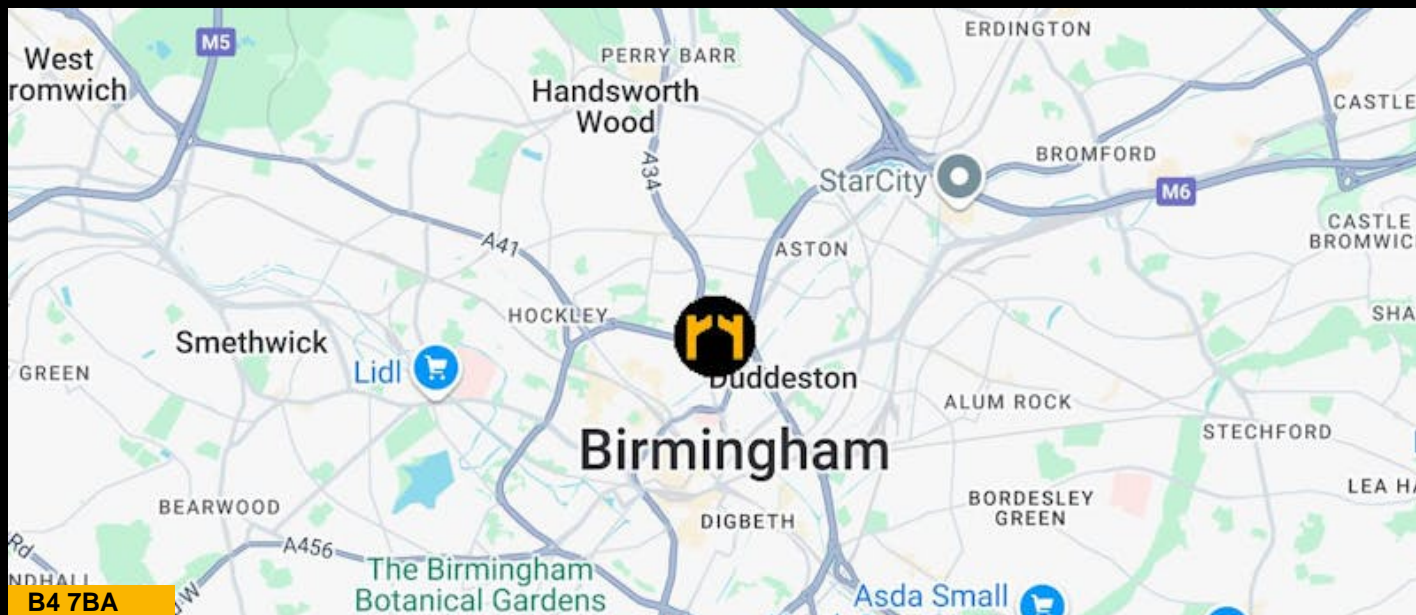
The property is located just off the A38 Corporation Street / Aston Expressway which links directly with J6 of the M6 Motorway and the national motorway network.

Birmingham City Centre (including Snow Hill station) is situated 0.5 miles South West of the estate.

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Accommodation

The accommodation comprises the following areas:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>	<u>Availability</u>
Unit - 2B	13,109	1,217.87	Available
Total	13,109	1,217.87	

Anti Money Laundering

The Anti Money Laundering Regulations 2017 and Proceeds of Crime Act 2002 require identification checks are undertaken for all parties leasing or purchasing property. Before a business relationship can be formed, we will request proof of identification for the leasing or purchasing entity.

Contacts

JON RYAN-GILL
07961 820 757
jrg@garrisonrealestate.co.uk

JOHN SAMBROOKS
07919 624 512
js@garrisonrealestate.co.uk

Further Information

[View on our website](#)

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