

INDUSTRIAL, WAREHOUSE | TO LET

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UNIT 13, ACE BUSINESS PARK, MACKADOWN LANE, BIRMINGHAM, B33 0LD
5,608 SQ FT (521 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, Refurbished Industrial Warehouse Unit
with Car Parking on Site

- GIA 5,608 ft2
 - Quoting Rental £40,000 PA
 - Modern Warehouse Premises
 - On Site Security
 - Excellent Motorway Connectivity
 - Close to JLR Plants, Birmingham Airport and NEC
 - Well Maintained Estate
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DESCRIPTION

The property comprises a warehouse unit of steel-truss construction with brick and blockwork infill, surmounted by a pitched profile clad roof incorporating translucent roof-lights.

The accommodation provides predominantly open span warehousing, with ancillary office/reception and WC facilities located at the front elevation. Vehicular access is provided via a roller shutter at the fore, with additional loading access and a yard area to the rear elevation. Forecourt parking is provided for four vehicles, and further car parking is available on site locally.

The unit sits within a well-maintained business park estate, which benefits from prominent frontage to Mackadown Lane.



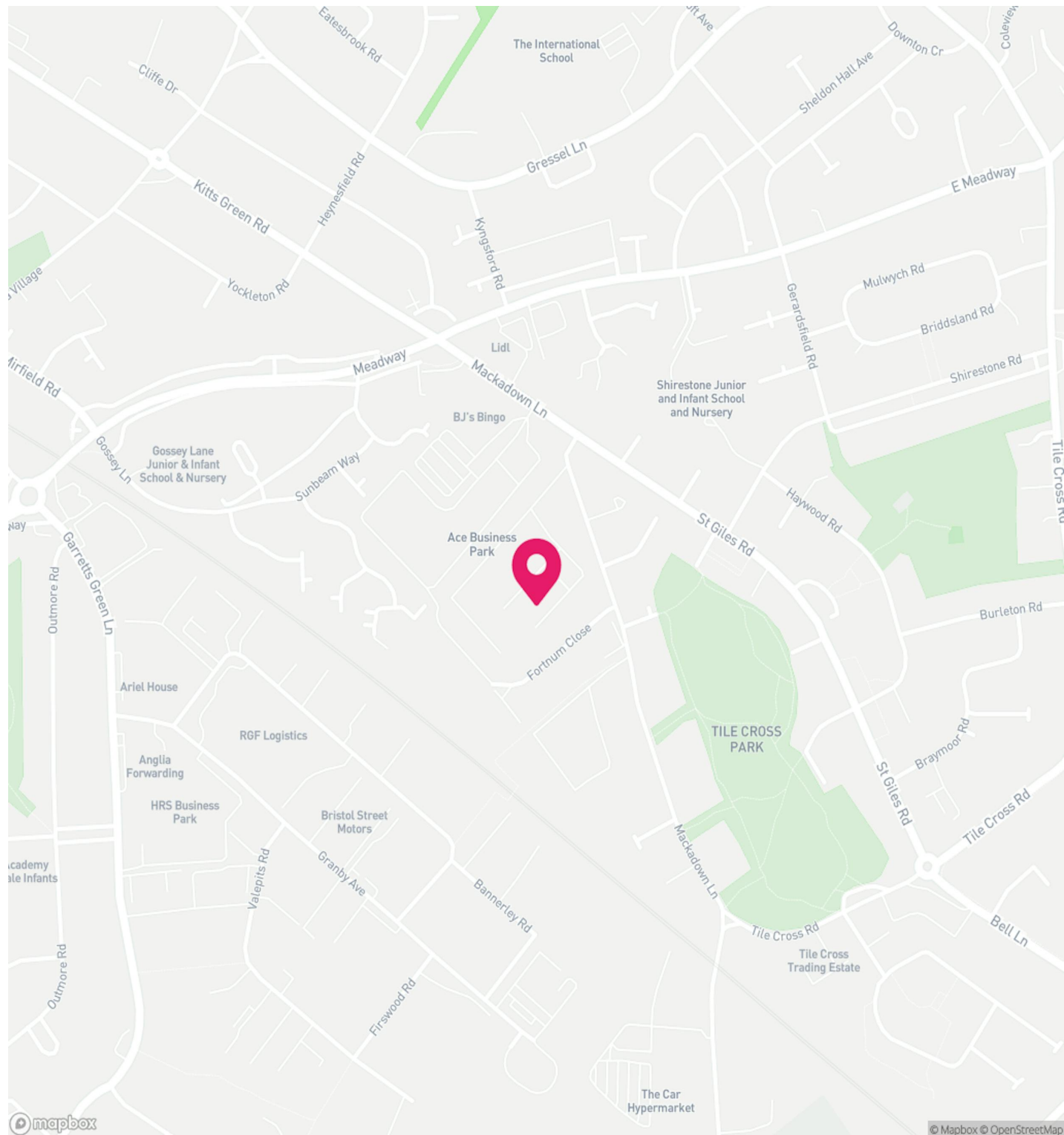
LOCATION

/// [///MAPS.LISTS.STAR](https://maps.lists.star)

Ace Business Park is an established and well-known business park providing a mix of accommodation, including warehouse / production space and independent office buildings.

The park benefits from prominent frontage to Mackadown Lane. The park has recently been improved with new signage and landscaping.

Junction 6 of the M42 and junction 4 of the M6 are both within easy reach. The park is strategically situated between the Land Rover Solihull and Jaguar Land Rover Castle Bromwich plants.



RATEABLE VALUE

£24,500

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.

RENT

£40,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

D (86)

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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