

UNIT 2 GARRETTS GREEN INDUSTRIAL ESTATE, BIRMINGHAM, B33 0TD  
9,192 SQ FT (853.96 SQ M)

**TO LET**  
WAREHOUSE/  
PRODUCTION UNIT WITH  
PRIVATE GATED YARD  
9,055 SQ FT  
(841.27 SQ M)  
**Darby  
Keye**  
0121 647 3541

- Frontage on to Granby Avenue
- 5m min. clear working height
- Next door to Howdens Joinery
- Modern Warehouse Unit
- Clean Span Steel Portal Frame
- Private, Gated Service Yard
- 2.9 miles to J5 M6 / 4.2 miles to J6 M42
- 6.5 miles to Birmingham City Centre
- Close to Birmingham Airport, the NEC and Jaguar Land Rover (Solihull)

## LOCATION

Garretts Green Industrial Estate is situated in an established industrial area on the east side of Birmingham. The estate is located on Granby avenue / Valepits Road, just off Garretts Green Lane, and benefits from good access to the M6, the M42, the NEC, Birmingham airport, Birmingham City Centre and Jaguar Land Rover (Solihull)



## SPECIFICATION

- Modern steel portal frame construction
- Concrete floor
- Part brick steel clad elevations
- Security roller shutters
- Integral office
- Dedicated car parking
- Private, gated service yard

## RENT

Rent on application.

## BUSINESS RATES

Rateable Value £33,750

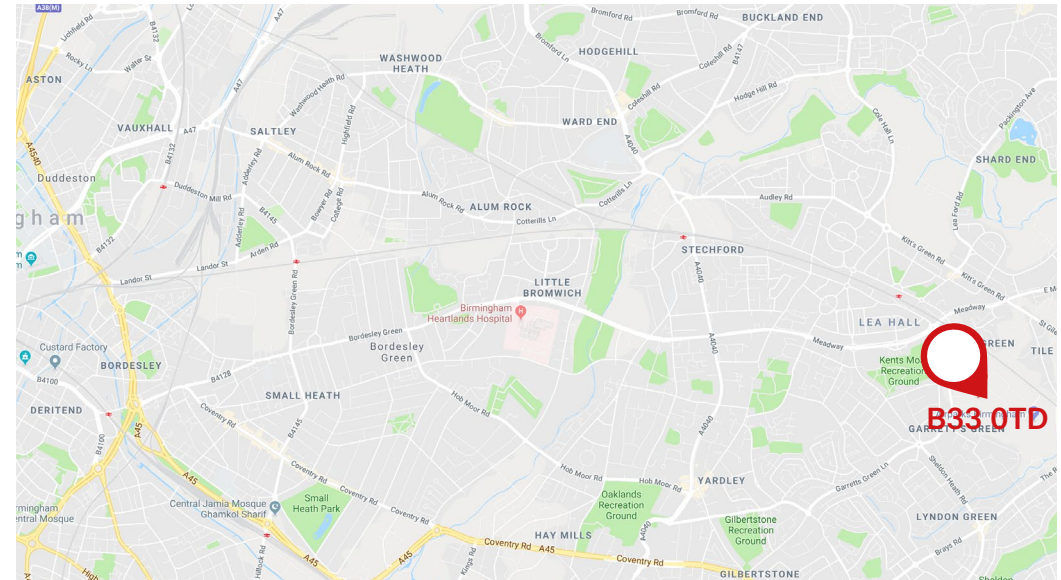
## TENURE

The property is available on a leasehold basis by way of a Full Repairing and Insuring lease for a term of years to be agreed.

## VIEWINGS

**James Darby**  
Darby Key Property

0121 647 3541 07951 147 417  
james.darby@darbykey.co.uk



## VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending Tenant should satisfy themselves independently as to VAT in respect of any transaction.

## SERVICE CHARGE

A service charge is levied to cover the cost of all landlord services provided to the estate

## MONEY LAUNDERING

The successful Tenant will be required to submit two forms of identity, in accordance with Money Laundering regulations.

## PLANNING

B1, B2 and B8

## EPC

E – 108



Misrepresentation: Darby Key Property give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Darby Key Property, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property.

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