

**UNIT 2, GRIFFIN BUSINESS PARK, WALMER WAY, CHELMSLEY WOOD, B37 7UX
9,036 SQ FT (839.47 SQ M)**



- To be refurbished
- Internal offices
- Off A452 Chester Road
- Good links to M6 and M42

LOCATION

Griffin Business Park is located on Walmer Way, close to the main A452 Chester Road which provides dual carriageway links to the M6 and M42 Motorways.

The estate is approximately 2 miles from Birmingham International Airport and the NEC.



DESCRIPTION

The premises provide a stand alone industrial /warehouse unit with fenced and gated secure concreted yard area.

The property is constructed in two bays with internal offices and WC facilities. Loading is via a roller shutter door to the front elevation and double doors accessing the side yard.

The estate benefits from perimeter fencing, CCTV system and demised parking for occupiers.

VIEWINGS

James Darby

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ACCOMMODATION

	SQ M	SQ FT
Ground	839.47	9,036

TENURE

Leasehold - rent on application.

BUSINESS RATES

Rateable Value £38,250

SERVICES

All mains services are available and connected to the premises.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

SERVICE CHARGE

A service charge is payable in respect of the upkeep of the common parts.

EPC

Energy Performance Rating B.

MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Money Laundering Regulations.

VAT

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



**Darby
Keye**

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