



Units 4-9

Arden Industrial Estate







Arden Road, Saltley, Birmingham B8 1DL

Industrial/ Warehouse Unit TO LET

Comprehensively
refurbished

93,960 sq ft
(8,729 sq m)



-  5.59m eaves
-  Potential for large power
-  6 ground level loading doors
-  Close to J6 M6 leading to all Midlands motorways
-  Large secure yard with parking
-  Capable of sub division

LOCATION

The property is located on Arden Road Industrial Estate which is off Arden Road in Saltley. Arden Road is located off the A4540 Middle Ring Road via Landor Street/Arden Road. The City Centre is located 2 miles to the west of the property and junction 6 of the M6 motorway is situated approximately 3 miles to the north.

DESCRIPTION

The building benefits from the following:

- Modern large scale warehouse premises
- Capable of sub-division
- 5.59m eaves
- Lighting to warehouse
- 6 ground level loading doors
- Welfare WC and kitchenette
- Large secure yard with parking

ACCOMMODATION

	sq ft	sq m
Warehouse	89,655	8,329
Offices	4,305	400
Total Gross Internal Area	93,960	8,729

TENURE

The building is available on a new full repairing and insuring lease upon terms to be agreed.

RENT

Upon application.

RATEABLE VALUE

Rateable Value (2017) £302,500.

EPC

EPC Rating: D-89.

SERVICES

We understand that all mains services are connected to the site, however, interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

LEGAL COSTS

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

VAT

All rents quoted are exclusive of VAT which may be chargeable.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leading property. Before a business relationship can be formed we will request proof of identification for the purchasing/leading entity.





Units 4-7 Arden Industrial Estate



SAT NAV: B8 1DL

Viewing

For further information or to arrange a viewing contact:

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. September 2021.

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