

**TO
LET**

- › Steel Portal Frame Warehouse
- › 5m Eaves Height
- › Urban Logistics Location
- › Available Immediately

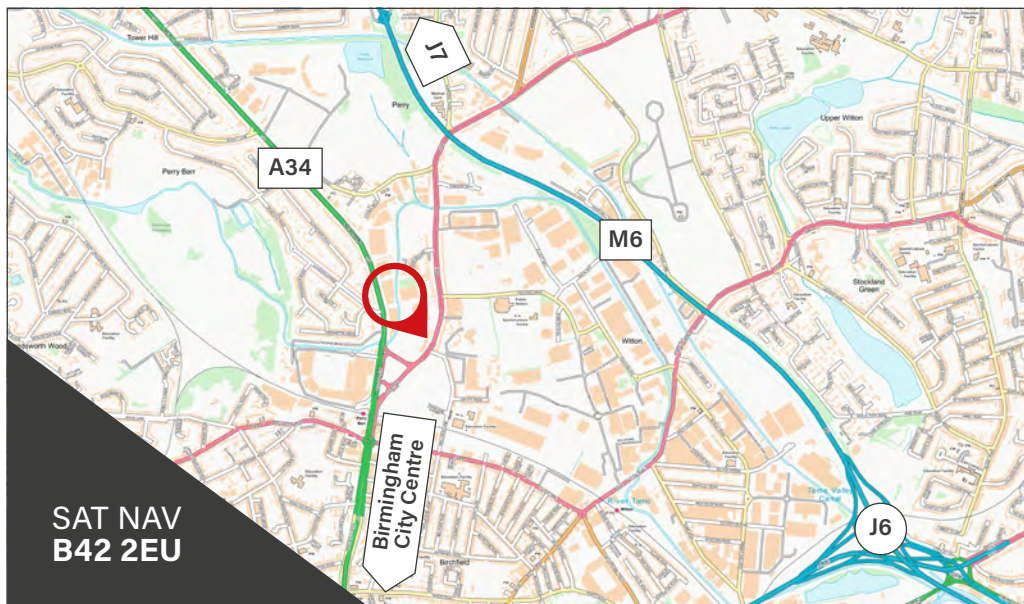
**ADDITIONAL EXPANSION LAND AVAILABLE
BY WAY OF SEPARATE NEGOTIATION**

101 ALDRIDGE ROAD

PERRY BARR, BIRMINGHAM B42 2EU

59,552 SQ FT (5,532.5 SQ M) ON 2.79 ACRES

DETACHED SELF-CONTAINED WAREHOUSE



LOCATION

The property is located on the Aldridge Road in Perry Barr, 3 miles to the north of Birmingham city centre. The A34 Walsall Road is in close proximity of the subject premises and runs through the centre of Perry Barr, providing access to the A4540 Birmingham Ring Road, Aston Expressway and Junction 7 of the M6.

Perry Barr is currently undergoing a significant redevelopment works to turn it into the athletes village for the 2022 Commonwealth Games. As part of the wider regeneration of Perry Barr, the village will sit in legacy mode alongside improved open space, a redeveloped Alexander Stadium and related community, sport and leisure facilities as well as transport improvements including a new Sprint rapid bus service from Birmingham to Walsall. Upgrades to cycling and walking routes and a reconfiguration of the highways network along the A34 are also proposed.

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DESCRIPTION

The property comprises a detached self-contained industrial/warehouse, offering the following specification:

- > Double storey office accommodation
- > Air Conditioning to the office accommodation
- > LED Lighting to the office accommodation
- > Kitchen and sanitary facilities
- > Two bay steel portal frame warehouse
- > 5m eaves height
- > 8.6m to the apex of each bay
- > 3 x electric roller shutter doors
- > LED lighting to the warehouse
- > Dedicated loading yard
- > 31 car parking spaces
- > Secure fenced site

ACCOMMODATION

	SQ FT	SQ M
Double Storey Offices	6,038	560.9
Warehouse	53,514	4,971.6
Mezzanine	(5,933)	(551.18)
Total	59,552	5,532.5

EXPANSION LAND

The landlord owns the adjacent land highlighted in the image below and extending to 1.69 acres. This plot is available by way of separate negotiation but can be leased together with the subject premises.

SERVICES

All mains services are connected to the property.

BUSINESS RATES

Rateable Value - £121,000
Rates Payable 22/23 - £61,952

TENURE

The premises are available on a new FRI lease for a term to be agreed.

RENT

On application.

EPC

EPC Rating - C.



FOR VIEWINGS
**CONTACT
THE AGENTS**

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