

**FOR SALE /  
TO LET**

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- › Detached Self-Contained Industrial Warehouse
- › 5.25m Eaves Height
- › Secure Loading Yard
- › Close Proximity to Junction 7 M6

**AVAILABLE IMMEDIATELY**

# AUSTIN WAY HAMSTEAD

BIRMINGHAM, B42 1DU

**48,380 SQ FT (4,494.60 SQ M)**  
INDUSTRIAL WAREHOUSE PREMISES

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## DESCRIPTION

The property comprises a two bay warehouse with brick built offices, offering the following specification:

- > Steel portal frame construction
- > Part brick / part clad elevations
- > Natural roof lights
- > 5.25m eaves height
- > 2 x level access loading doors
- > Loading canopy
- > Lighting to the warehouse
- > Double storey office accommodation
- > Male and female sanitary facilities
- > Kitchen
- > Car parking

## ACCOMMODATION

	SQ FT	SQ M
<b>Warehouse</b>	43,266	4,019.5
<b>GF Offices / Ancillary</b>	1,540	143.1
<b>FF Offices / Ancillary</b>	3,574	332
<b>Total</b>	<b>48,380</b>	<b>4,494.6</b>

## SERVICES

All mains services are connected to the property

## PLANNING

B1, B2 & B8

## BUSINESS RATES

Rateable Value - £170,000 (2017)

Rates Payable 2022/23 - £87,040

## TENURE

The premises are available on a freehold basis or a new FRI lease for a minimum term of 5 years.

## RENT / PRICE

On application

## EPC

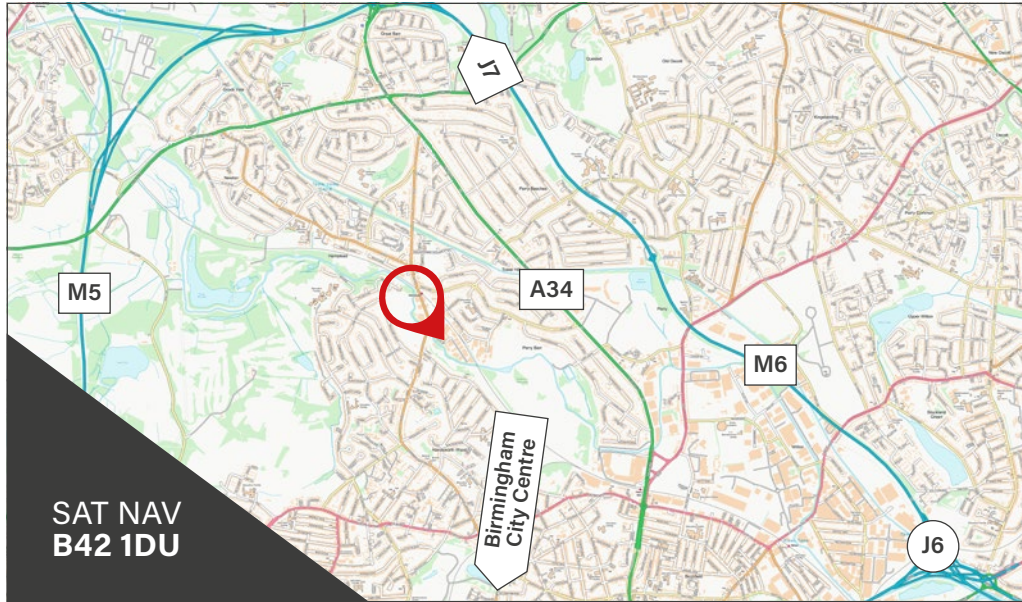
The premises has an EPC rating of C-56.

## LEGAL AND SURVEYING COSTS

Each party to bear its own legal and surveyors costs.



**STRATEGICALLY LOCATED WITHIN 5 MILES OF M6, M5 AND BIRMINGHAM CITY CENTRE**



## LOCATION

The property is located on Hamstead Industrial Estate approximately 4 miles North of Birmingham City Centre. The site is strategically located approx. 1.8 miles from J7 of the M6 motorway and approx. 3 miles from J1 of the M5 motorway. It is approx. 4.6 miles from J6 of the M6 via the A38(M).

- > **M6 J7** - Approx. 1.8 miles
- > **M6 J6** - Approx. 4.6 miles
- > **M5 J1** - Approx. 3 miles
- > **Birmingham City Centre** - 4 miles

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FOR VIEWINGS

**CONTACT  
THE AGENTS**



**JAMES DARBY**

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

**SAM BOTT**

0121 647 3541 / 07471 778 312  
sam.bott@darbykeye.co.uk

**WWW.DARBYKEYE.CO.UK**

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