

TO LET

- › 4.6m Eaves Height
- › 8 Car Parking Spaces Included
- › Junctions 5 & 6 of the M6 Motorway Approximately 2 Miles Distant

**UNIT 8
HOLLY PARK
INDUSTRIAL ESTATE**

SPITFIRE ROAD, BIRMINGHAM B24 9PB

2,933 SQ FT (272.50 SQ M)
MODERN WAREHOUSE / PRODUCTION UNIT

LOCATION

The property is located on Holly Park Industrial Estate, Spitfire Road, which is accessed from A38 Tyburn Road via Holly Lane in the established industrial area of Erdington, Birmingham. The property is approximately 4 miles to the North East of Birmingham City Centre and national Motorway access is provided by Junctions 5 and 6 of the M6 motorway (approx 2 miles distant)

- > **M6 J5** - 2 miles
- > **M6 J6** - 2 miles
- > **Birmingham City Centre** - 4 miles

DESCRIPTION

The property comprise a traditional, steel portal frame warehouse offering the following specification:

- > Double storey office accommodation
- > 4.6m eaves height
- > LED Lighting to the warehouse and offices
- > Air Conditioning throughout
- > Large mezzanine floor in the warehouse
- > 1 x level access loading doors
- > III Phase electricity supply
- > Loading forecourt and parking (to the front of the premises)
- > Shared yard and loading area

TENURE

The premises are available by way of a new FRI lease on terms to be agreed.

RENT

£23,195 per annum exclusive.

BUSINESS RATES

Rateable Value - £20,500

Rates Payable 21/22 - £10,496

ACCOMMODATION

	SQ FT	SQ M
Warehouse	2,110	196.06
Double Storey Office Block	823	76.44
Mezzanine Floor	744	69.12
Total	2,933	272.50

NB Mezzanines are NOT included in the Gross Internal Area in the RICS Code of Measuring Practice, hence why it is not included in the 'Total GIA'

SERVICE CHARGE

A service charge is levied in respect to the maintenance of common areas of the estate. Further details available upon request.

SERVICES

We understand that all main services are connected to the property to include Gas, Electricity and Water. However we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their Solicitor or Surveyor.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

PLANNING

We understand that the unit has planning for B1, B2 and B8 uses. Interested parties are advised to make their own enquiries to Birmingham City Council Planning Department.

VAT

All prices are quoted exclusive of VAT, which may be chargeable.

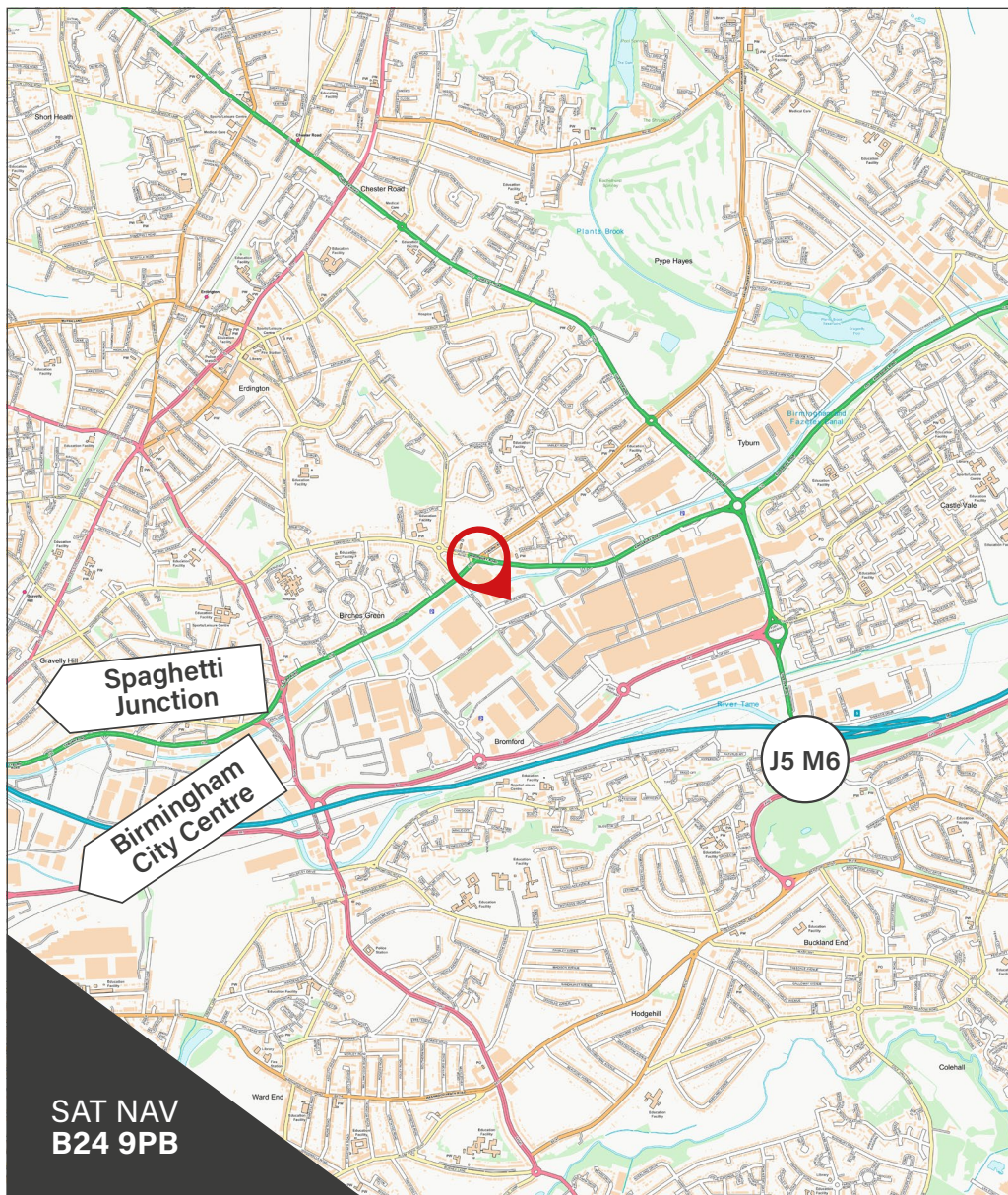
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ANTI MONEY LAUNDERING

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

LOCATED IN THE ESTABLISHED INDUSTRIAL AREA OF ERDINGTON, BIRMINGHAM



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