



REFURBISHED TO INCLUDE NEW ROOF

WAREHOUSE INDUSTRIAL/PRODUCTION UNIT WITH PRIVATE GATED YARD

TO LET

UNIT 11

21,854 SQ FT (2,030 SQ M)



ADJACENT
TO M6



ESTABLISHED
ESTATE



OUTSIDE
CLEAN AIR ZONE



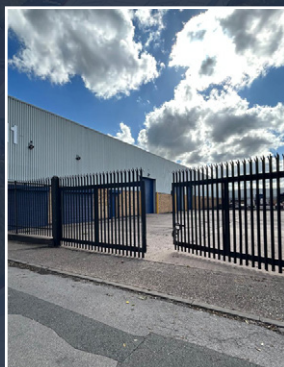
3 GROUND LEVEL
LOADING DOORS



CLEAR EAVES
HEIGHT 5.6M



SECURE 21M
GATED SERVICE YARD



DESCRIPTION

The unit is of steel portal frame construction with part brick part profile clad elevations beneath a pitched roof incorporating translucent roof lights.

The estate provides an attractive, well located working environment with a variety of occupiers including distribution, manufacturing, trade counter and office users.

ACCOMMODATION

	sq ft	sq m
Unit 11	21,854	2,030

SPECIFICATION

T Recently refurbished	T WC's
T New roof covering	T Integral offices
T LED lighting throughout	T Allocated parking
T Approx eaves 5.6m	T 3 Ground level loading doors
T Secure external 21m gated service yard	T Pitch 7m

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

VIEWING For further information please contact



ELLIE COLE
ecole@kwboffice.com

KENNY ALLAN
kallan@kwboffice.com



CHRIS KEYE
chris.keye@darbykey.co.uk

JAMES DARBY
james.darby@darbykey.co.uk

VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

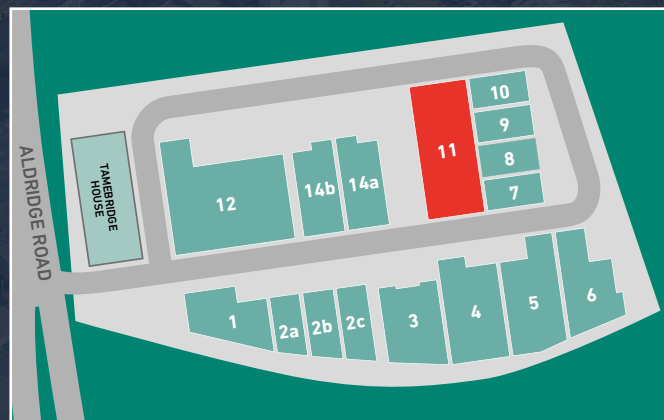
B.

LEGAL COSTS

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

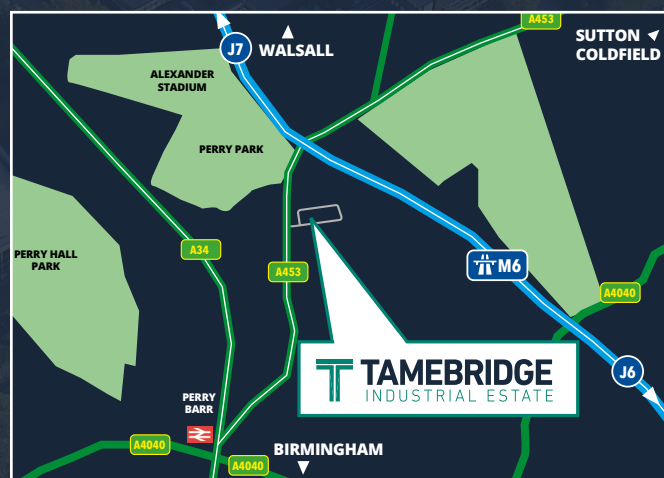
BUSINESS RATES

£97,500.



LOCATION

Tamebridge Industrial Estate is situated approximately 3 miles north of Birmingham city centre on the A453 Aldridge Road. National motorway access is provided via junctions 6 and 7 of the M6 motorway, approximately 2.5 miles distant with connections to major roads and other major industrial estates.



IMPORTANT: Darby Key & KWB for themselves, the vendors or lessors give notice that these particulars have been prepared and are intended for the general guidance of the prospective purchasers or lessees but do not constitute or form part of an offer or contract. All information, descriptions, dimensions, reference to permissions, use, occupation, and other details is supplied in good faith and believed to be correct at the date of issue. The accuracy of such information cannot, however, be guaranteed and intending purchasers or lessees must rely on their own inspection, enquiries and survey. Neither the Directors nor the staff of Darby Key or KWB has the authority to make or give any representations or warranties whatsoever in relation to the property. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. OCTOBER 2025.