

UNIT 16 TO LET

5,418 ft² (502 m²)



UNIT FRONTING
THE A47 (FORT
PARKWAY)



TRADE COUNTER
POTENTIAL SUBJECT
TO PLANNING



PROMINENT
LOCATION

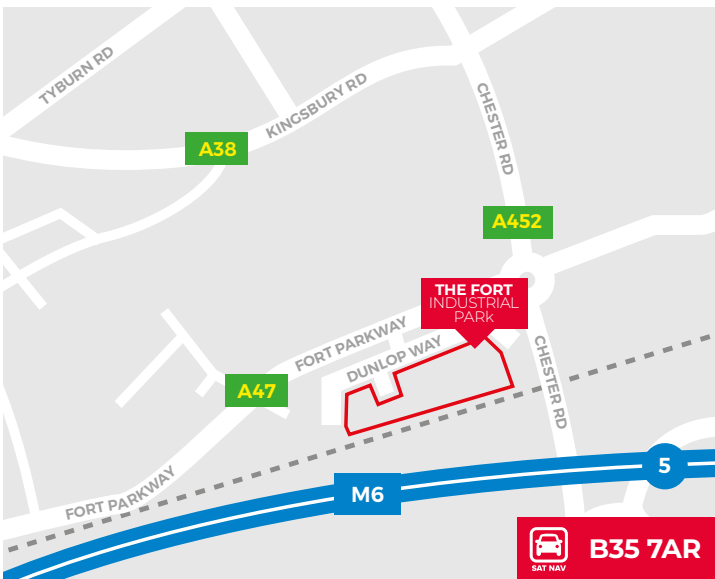


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MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

THE FORT INDUSTRIAL PARK
DUNLOP WAY, BIRMINGHAM, B35 7AR

IPIF



LOCATION

The Fort Industrial Estate fronts the A47 Fort Parkway. This location provides good access to Junction 5 of the M6 which is approximately ¼ mile away, together with access to Birmingham City Centre via Junction 6 of the M6 which is located approximately 3½ miles to the west.

DESCRIPTION

Unit 16 is a mid-terrace steel portal frame warehouse with ground floor office accommodation to the front. The unit benefits from a minimum eaves height of approximately 6 metres.

The unit fronts the main A47 (Fort Parkway) and loading / unloading is provided at the rear via a level loading door leading on to a shared service yard.

There is customer and staff parking for the unit is to the front.

ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

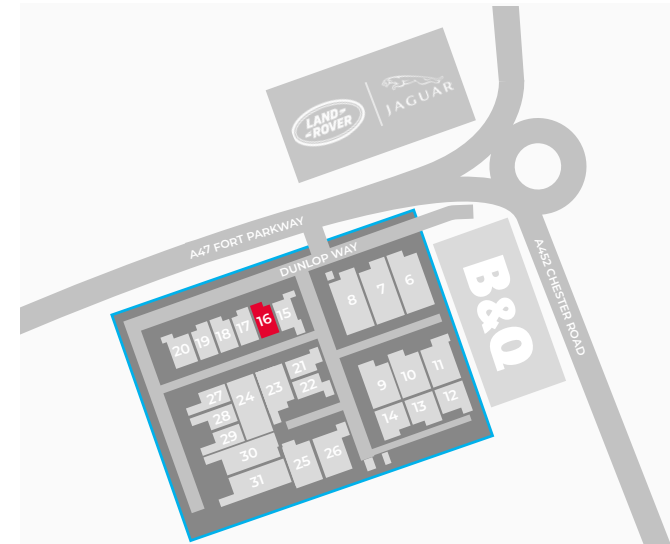
UNIT 16	FT ²	M ²	EPC
Warehouse	4,821	447.84	D-78
Offices	598	55.55	
TOTAL	5,419	503.39	

BUSINESS RATES

Available upon request.

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.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

ENERGY PERFORMANCE RATING

EPCs are available on request.

On behalf of the landlord



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