

# UNIT 26 TO LET

11,078 ft<sup>2</sup> (1,029 m<sup>2</sup>)



THE ESTATE  
FRONTING THE A47  
(FORT PARKWAY)



COMING  
SOON



UNDER  
REFURBISHMENT

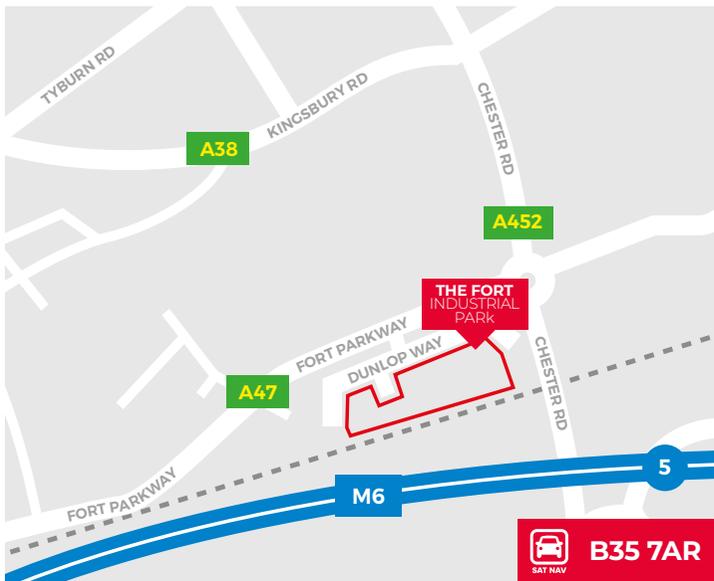


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MODERN INDUSTRIAL / WAREHOUSE UNIT TO LET

**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 26 comprise an end/corner terrace of steel portal frame construction with ground floor office accommodation. The unit occupies a position at the rear of the estate. Loading / unloading is provided at the front via a level loading door leading on to a shared service yard. The unit benefits from a minimum eaves height of approximately 6 metres.

There are five allocated parking spaces to the side, with additional car parking spaces to the rear of the unit.

### ACCOMMODATION

Available accommodation comprises of the following gross internal areas:

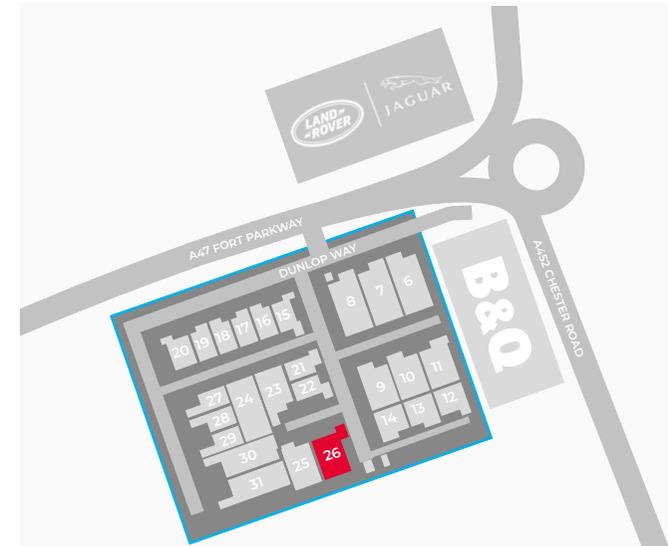
UNIT 26	FT <sup>2</sup>	M <sup>2</sup>	EPC
Warehouse	10,488	974.34	C-54
Offices	590	54.79	
<b>TOTAL</b>	<b>11,078</b>	<b>1,029.13</b>	

### 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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