



Immediate access
off main A452 dual
carriageway



Only 1 mile
from J5 M6



Yard and parking
to front and side
elevations



#18

ERDINGTON

— INDUSTRIAL PARK —

UNIT 18 | CHESTER ROAD | BIRMINGHAM | B24 ORD

UNIT 18 - TO LET

FULLY REFURBISHED WAREHOUSE/
INDUSTRIAL PREMISES

13,703 SQ FT
(1,273.1 SQ M)

UNDER
REFURBISHMENT
**AVAILABLE
FEBRUARY
2024**

ENTER

THE PROPERTY
IS TO BE
COMPREHENSIVELY
REFURBISHED
TO INCLUDE:

- > DESCRIPTION & ACCOMMODATION
- > LOCATION & SITUATION
- > AERIAL
- > CONTACTS



NEW ELECTRIC
ROLLER SHUTTER
DOOR



NEW EPOXY
WAREHOUSE FLOOR



NEW LED LIGHTING
TO OFFICE



INTERNAL & EXTERNAL
REDECORATION



EV CHARGING
POINTS



DESCRIPTION

The property comprises a portal framed industrial unit with a single storey office block to the front and dedicated loading/parking. The warehouse is of steel portal frame construction with 5.6m eaves and is accessed via a ground, level electric loading door. Consent has been sought to install a new roller shutter to the rear of the unit if a new tenant wishes to implement.

ACCOMMODATION

Stand Alone Unit 18	SQ M	SQ FT
Warehouse	1,178.4	12,684
Ground Floor Offices	94.7	1,019
Total GIA (approx)	1,273.1	13,703

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LOCATION

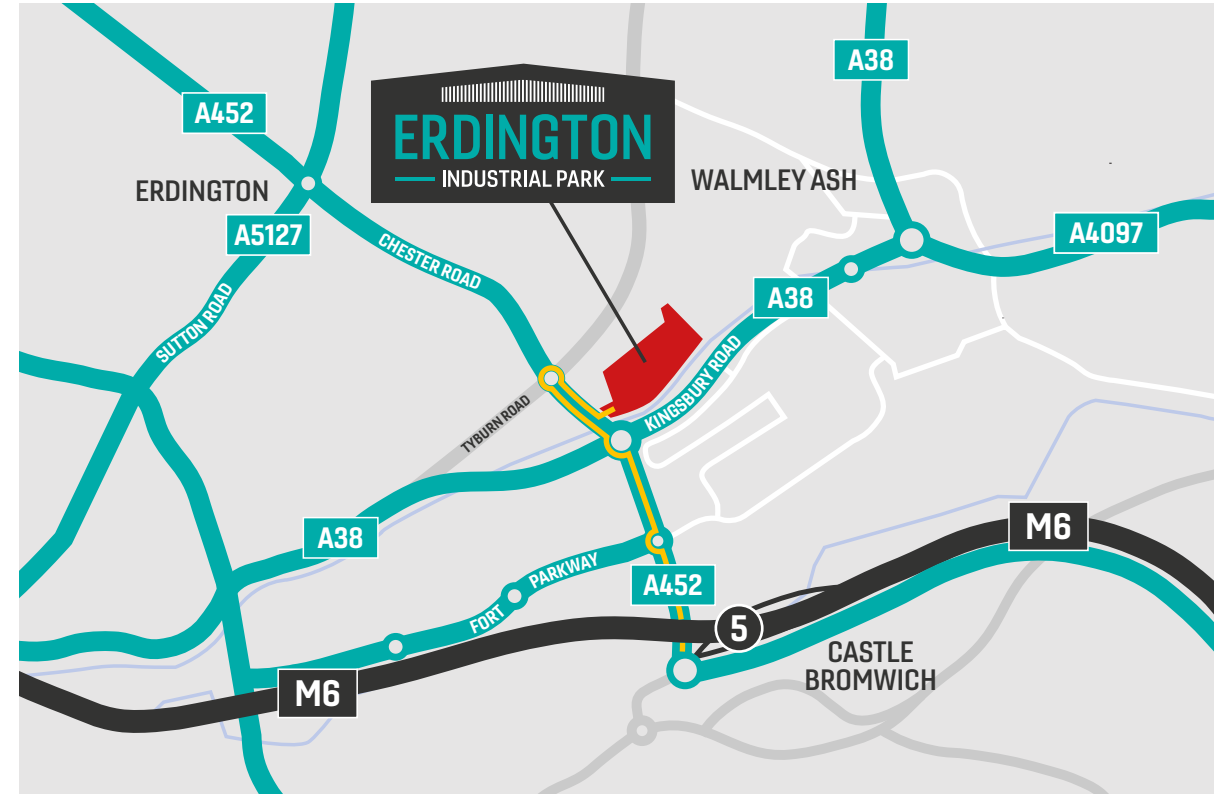
Erdington Industrial Park is a well-established industrial estate comprising of 17 units. The scheme is approximately 1 mile north of J5 of the M6 and 4 miles east of J6 of the M6. Birmingham City Centre is 6 miles distant with direct access via the A38.

Nearby occupiers include:



DRIVING DISTANCES:

A38	0.4 MILE
M6 - J5	1 MILES
M6 - J6	2 MILES
M42	5.2 MILES
BIRMINGHAM CITY CENTRE	5 MILES
BIRMINGHAM AIRPORT	8.2 MILES



ERDINGTON

INDUSTRIAL PARK

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ERDINGTON

INDUSTRIAL PARK

#18

A38

A452

A38

A452

M6 (JCT5)

M6



> DESCRIPTION & ACCOMMODATION

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TENURE

The property is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

On application.

BUSINESS RATES

Rateable Value (2023): To be re-assessed.

EPC

Expected Rating B post refurbishment .

PLANNING

We understand the property is in an area zoned for industrial uses; however, we would advise that any interested parties seek further clarification from Birmingham City Council planning department.

MONEY LAUNDERING

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

LEGAL COSTS

Each party to bear their own legal costs.

VAT

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

VIEWING

Strictly by appointment with the joint agents.



INDICATIVE IMAGE

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