



Immediate access  
off main A452 dual  
carriageway



Only 1 mile  
from J5 M6



Yard and parking  
to front and side  
elevations

#19

# ERDINGTON

— INDUSTRIAL PARK —

UNIT 19 | CHESTER ROAD | BIRMINGHAM | B24 ORD

## UNIT 19 - TO LET

FULLY REFURBISHED WAREHOUSE/  
INDUSTRIAL PREMISES

### 8,439 SQ FT (784 SQ M)

(POTENTIAL TO COMBINE WITH UNIT 20  
TOTTALLING 20,984 SQ FT)

UNDER  
REFURBISHMENT  
**TO INCLUDE NEW  
ROOF COVERING**

AVAILABLE  
JANUARY 2024

ENTER



THE PROPERTY IS TO BE COMPREHENSIVELY REFURBISHED

TO INCLUDE:



NEW ROOF COVERING WITH 20 YEAR (MIN) GUARANTEE



EPOXY COATED WAREHOUSE FLOOR



TEA POINTS TO OFFICES



LED LIGHTING TO OFFICES



INTERNAL & EXTERNAL REDECORATION



EV CHARGING POINTS

> DESCRIPTION & ACCOMMODATION

> LOCATION & SITUATION

> AERIAL

> CONTACTS

## 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.



## ACCOMMODATION

Stand Alone Unit 19	SQ M	SQ FT
Warehouse	669.7	7,209
Offices	114.3	1,230
<b>Total GIA (approx)</b>	<b>784.0</b>	<b>8,439</b>
<b>Combined with Unit 20</b>		
<b>Total GIA (approx)</b>	<b>1,949</b>	<b>20,984</b>

- > DESCRIPTION & ACCOMMODATION
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## LOCATION

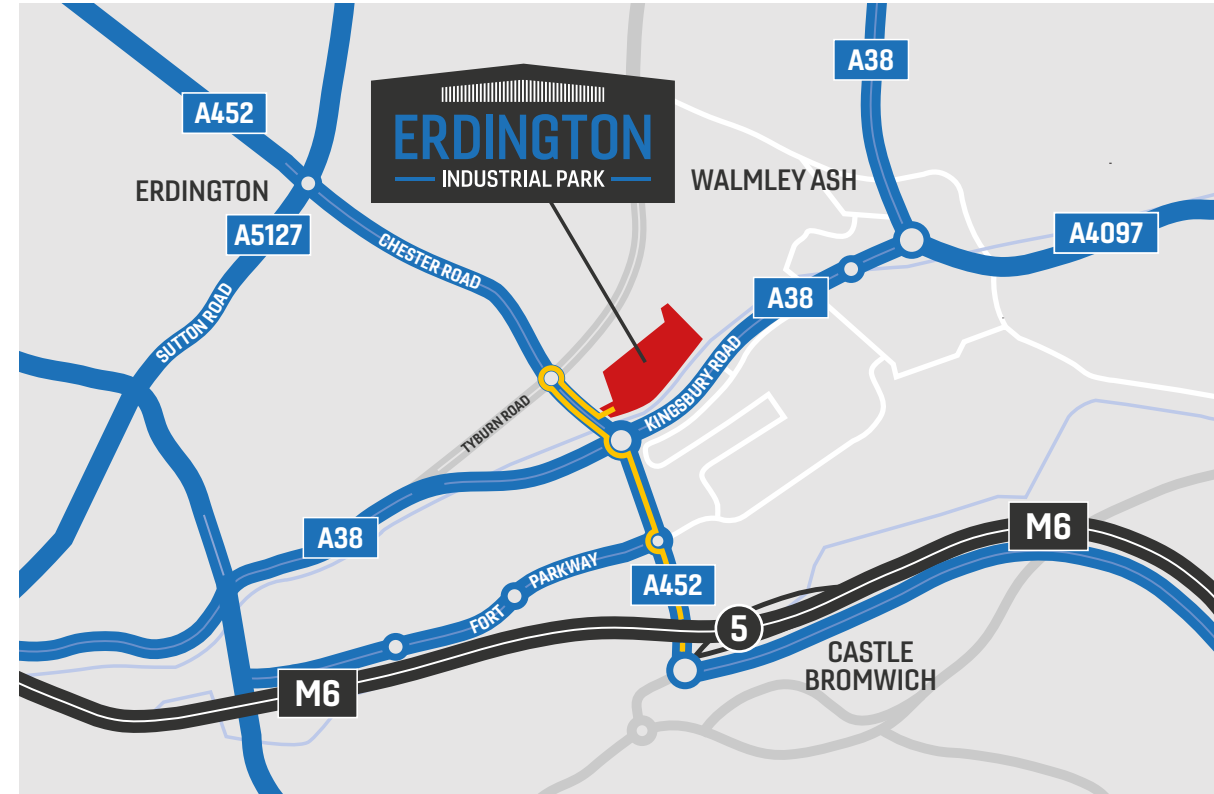
Erdington Industrial Park is a well-established industrial estate comprising of 17 units. The scheme is approximately 1 mile north of J5 of the M6 and 4 miles east of J6 of the M6. Birmingham City Centre is 6 miles distant with direct access via the A38.

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

- > DESCRIPTION & ACCOMMODATION
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ERDINGTON  
INDUSTRIAL PARK

#19

A38

M6

M6 (JCT5)

A452

A452

A38



- > 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

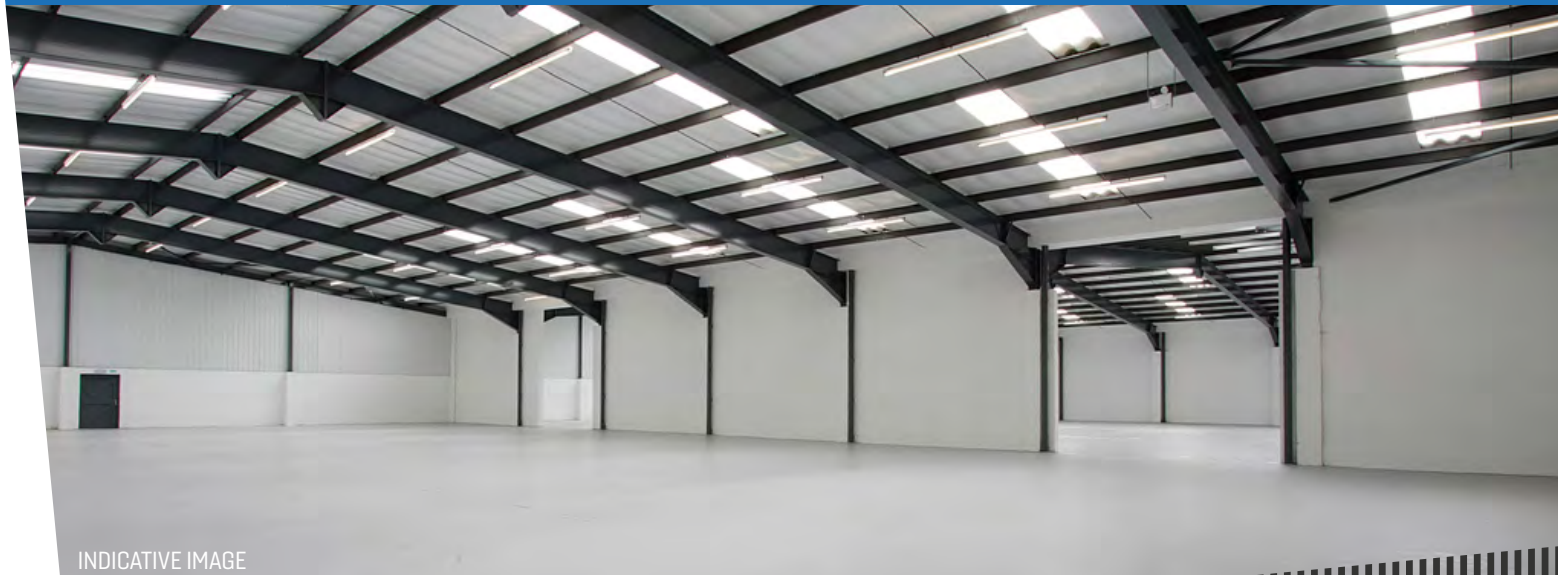
Each party to bear their own legal costs.

## 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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### MISREPRESENTATION ACT

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