

#20

# ERDINGTON

INDUSTRIAL PARK

UNIT 20 | CHESTER ROAD | BIRMINGHAM | B24 ORD

UNIT 20 - TO LET

FULLY REFURBISHED WAREHOUSE/  
INDUSTRIAL PREMISES

12,545 SQ FT (1,165.5 SQ M)

(POTENTIAL TO COMBINE WITH UNIT 19  
TOTALLING 20,984 SQ FT)



Immediate access  
off main A452 dual  
carriageway



Only 1 mile  
from J5 M6



Yard and parking  
to front and side  
elevations

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



## ACCOMMODATION

Stand Alone Unit 20	SQ M	SQ FT
Warehouse	1,051.3	11,316
Offices	114.2	1,229
<b>Total GIA (approx)</b>	<b>1,165.5</b>	<b>12,545</b>
<b>Combined with Unit 19</b>		
<b>Total GIA (approx)</b>	<b>1,949</b>	<b>20,984</b>

## 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 loading door.



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

## 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:

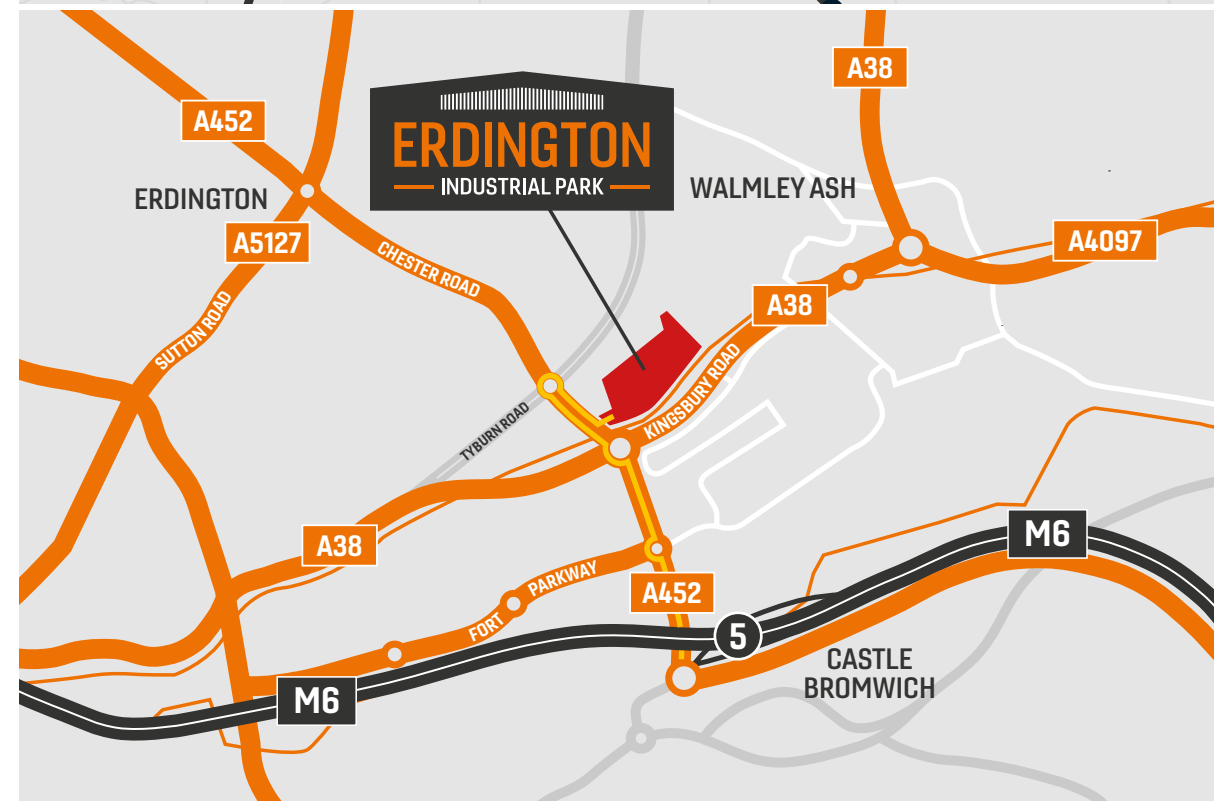


### DRIVING DISTANCES:

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



#20





# ERDINGTON

INDUSTRIAL PARK

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

ERDINGTON  
INDUSTRIAL PARK

#20

A38

M6

M6 (JCT5)

A452

A452

A38





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

## 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

**harrislamb**  
PROPERTY CONSULTANCY  
**0121 455 9455**  
Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP  
[www.harrislamb.com](http://www.harrislamb.com)

**NEIL SLADE**  
M 07766 470384  
E [neil.slade@harrislamb.com](mailto:neil.slade@harrislamb.com)

**THOMAS MORLEY**  
M 07921 974139  
E [thomas.morley@harrislamb.com](mailto:thomas.morley@harrislamb.com)

**Darby Keye**  
darbykeye.co.uk  
**0121 647 3541**

**CHRIS KEYE**  
M 07951 147421  
E [chris.keye@darbykeye.co.uk](mailto:chris.keye@darbykeye.co.uk)

**JAMES DARBY**  
M 07951 147417  
E [james.darby@darbykeye.co.uk](mailto:james.darby@darbykeye.co.uk)

### MISREPRESENTATION ACT

JLL and Harris Lamb on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by JLL and Harris Lamb has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. November 2023. Designed and produced by Creativeworld T: 01282 858200.

