

# AVALON POINT

TO LET BRAND NEW INDUSTRIAL WAREHOUSE

ERDINGTON INDUSTRIAL PARK  
BIRMINGHAM | B24 0RD

LAST REMAINING UNIT AVAILABLE FOR IMMEDIATE OCCUPATION



 **UNIT 2 - 58,066 SQ FT** (5,394 SQ M)

 UNIT 1 - LET TO ICS COOL ENERGY LIMITED



**AVALON POINT** UNIT 2  
@ERDINGTON INDUSTRIAL PARK

UNIT 1 LET TO **ics**  
its cool energy

**PERFECTLY SITUATED AT  
THE HEART OF THE MIDLAND'S  
LOGISTICS CORRIDOR**

# AVALON POINT

@ERDINGTON INDUSTRIAL PARK



## OVERVIEW

Avalon Point is a prime, speculatively built industrial development in a well-established and highly sought-after logistics location in Birmingham.

The scheme is situated at the entrance of the popular Erdington Industrial Park approximately 5 miles from Birmingham City Centre and situated close to the M6, M6 toll and M42 motorways.

Birmingham is England's second City with a population of 2.5 million within a 30 minute drive of the site, with global businesses including Jaguar Land Rover, DHL and Amazon in close proximity.



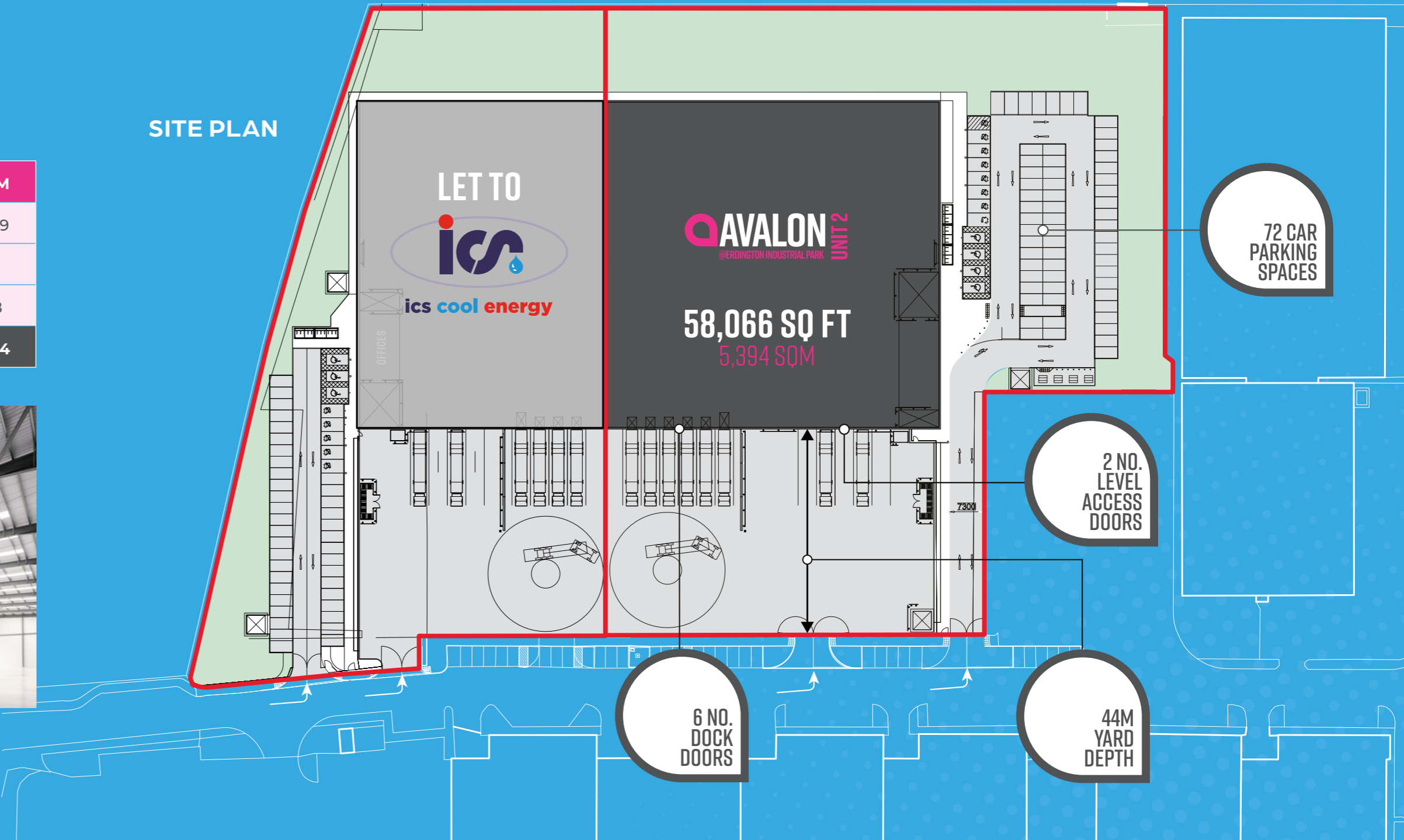


ACCOMMODATION SCHEDULE

AVALON UNIT 2	SQ FT	SQ M
Warehouse	54,137	5,029
Ground Floor Core	936	87
1st Floor Office	2,993	278
TOTAL	58,066	5,394



SITE PLAN





# SPECIFICATION



10M EAVES  
HEIGHT



SECURE  
SITE



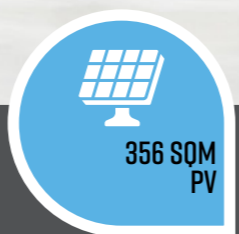
6 DOCK LEVEL  
LOADING DOORS



500 KVA POWER  
SUPPLY



44M  
YARD DEPTH



356 SQM  
PV



72 CAR  
PARKING BAYS



2 LEVEL ACCESS  
DOORS



8 HGV PARKING  
SPACES





# A CENTRAL LOCATION WITH ENVIABLE TRANSPORT LINKS

## LOCATION

Avalon Point is located to the front of the renowned Erdington Industrial Park, a well-established industrial estate comprising of 13 industrial 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 approximately 6 miles distant with direct access via the A38.

## TRAVEL TIMES

ROAD	DISTANCE
M6 (J5)	1.3 miles
M42 (J9)	3.5 miles
M6 (J6)	4 miles
Birmingham City Centre	6.3 miles
Sutton Coldfield Town Centre	6.4 miles
Coventry City Centre	19.4 miles
RAIL	
Chester Road Train Station	2.4 miles
Train to Birmingham New Street	13 mins
AIRPORT	
Birmingham Airport & NEC	8.3 miles

ONLY 7  
MINUTES  
FROM JCT 5  
OF THE M6

# AT THE **HEART** OF THE MOTORWAY NETWORK

**AVALON POINT**  
@ERDINGTON INDUSTRIAL PARK



EXCELLENT DISTRIBUTION  
NATIONALLY, REGIONALLY  
AND LOCALLY



CLOSE ACCESS  
TO JUNCTION 5  
OF THE M6



TRAINS FROM  
CHESTER ROAD  
& WATER ORTON



EASY ACCESS TO  
2 INTERNATIONAL  
AIRPORTS



Available to let on a new FRI lease. Rent on application from the Agents.

To be assessed.

EPC A. BREEAM Excellent.

Strictly by appointment with the joint agents.



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The Anti-Money Laundering regulations will require identification and compliance checks are undertaken on the proposed leasing entity prior to completion of the lease.

an offer or contract; (iii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) otherwise stated prices and rents quoted are exclusive of VAT. June 2025. Designed and produced by Creativeworld T: 01282 850...