

To Let Modern Industrial/
Warehouse Unit

47,959 SQ FT
(4,455 SQ M)

A47

◀ M6 Jct 5

M6

M6 Jct 6/
B'ham City
Centre



Hurricane48

Hurricane Park, Heartlands Parkway,
Birmingham, B7 5PJ

/// fortunate.origin.lion

**TO BE COMPREHENSIVELY REFURBISHED
AVAILABLE Q3 2025**



Adjacent to M6 Motorway
1 mile from J5 & J6



Secure
50m yard



8m clear
height

Hurricane Park is a prominent industrial/warehouse scheme, within a landscaped environment, consisting of 3 units, located adjacent to the M6 Motorway. Situated on Heartlands Parkway (A47) close to Bromford Gyratory benefitting from dual carriageway access to both J5 and J6 of the M6 Motorway with nearby links to the M42 and M6 Toll.

Nearby occupiers include:



Accommodation

DESCRIPTION	SQ FT	SQ M
Main Warehouse	41,652.55	3,869.52
Office	3,156.01	293.19
Reception and Undercroft	3,150.38	292.67
TOTAL (GIA)	47,959	4,455



Specification

Hurricane 48 comprises a detached industrial/warehouse unit with yard area totalling 47,959 sq ft (4,455 sq m).

The unit will be comprehensively refurbished to provide the following specification:

WAREHOUSE



Steel portal frame



8m clear internal height



LED Lighting



2 level loading doors



2 dock loading doors



Floor loading
50kN/m2

EXTERNAL



Secure self-contained yard



50m yard depth



39 car parking spaces



2 EV charging points

OFFICES



First floor offices



Double glazing



Suspended ceilings



Male & female wc's



Tenure

The unit is available on a new full repairing and insuring lease on terms to be agreed.

Rental

Upon application

Rates

Rateable Value: £307,500

EPC

Target B or better

Planning

Use Classes B2, B8 and E(g)ii and E(g)iii.

VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Anti-Money Laundering

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required.



Indicative image



Indicative image



DISTANCES

Junction 6 M6	1 mile	Birmingham New Street	5 miles
Junction 5 M6	2 miles	Birmingham Airport	9 miles
M6 Toll	7.5 miles	Birmingham International	9.5 miles

Viewings

For further information or to arrange an inspection please contact:



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