



REFURBISHED TO INCLUDE NEW ROOF

WAREHOUSE INDUSTRIAL/PRODUCTION UNIT WITH PRIVATE GATED YARD

TO LET

UNIT 11

22,093 SQ FT (2,052.5 SQ M)



ADJACENT
TO M6



ESTABLISHED
ESTATE



OUTSIDE
CLEAN AIR ZONE



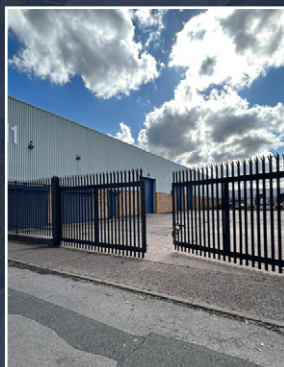
3 GROUND LEVEL
LOADING DOORS



CLEAR EAVES
HEIGHT 5.6M



SECURE 21M
GATED SERVICE YARD



DESCRIPTION

The unit is of steel portal frame construction with part brick part profile clad elevations beneath a pitched roof incorporating translucent roof lights.

The estate provides an attractive, well located working environment with a variety of occupiers including distribution, manufacturing, trade counter and office users.

ACCOMMODATION

	sq ft	sq m
Unit 11	22,093	2,052.5

SPECIFICATION

T Recently refurbished	T WC's
T New roof covering	T Integral offices
T LED lighting throughout	T Allocated parking
T Approx eaves 5.6m	T 3 Ground level loading doors
T Secure external 21m gated service yard	T Pitch 7m

LEASE TERMS

The unit is available on a new full repairing and insuring lease.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

VIEWING For further information please contact



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VAT

All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

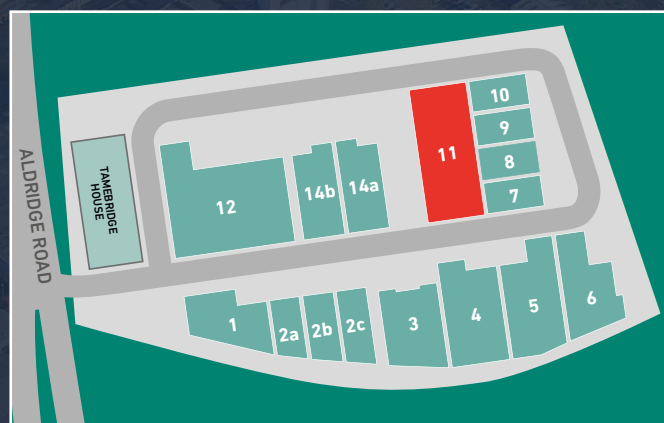
B.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

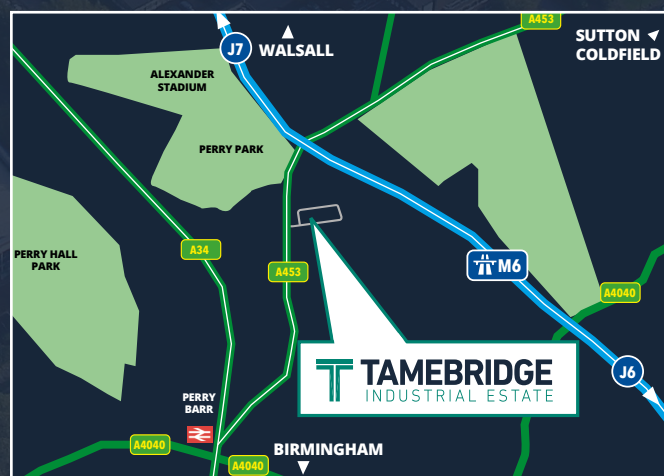
BUSINESS RATES

£97,500.



LOCATION

Tamebridge Industrial Estate is situated approximately 3 miles north of Birmingham city centre on the A453 Aldridge Road. National motorway access is provided via junctions 6 and 7 of the M6 motorway, approximately 2.5 miles distant with connections to major roads and other major industrial estates.



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