



WAREHOUSE INDUSTRIAL/TRADE UNITS 10,477 SQ FT (973.3 SQ M)

TO LET



ADJACENT
TO M6



ESTABLISHED
ESTATE



OUTSIDE
CLEAN AIR ZONE

UNITS 7/8



ROLLER
SHUTTER DOORS



CLEAR EAVES
HEIGHT 5.6M



YARDS/
CAR PARKING



DESCRIPTION

The units are of steel portal frame construction with part brick and part profile clad elevations beneath a pitched roof incorporating LED roof lights.

The accommodation provides open-plan warehouse space with integral ground and first floor offices, staff amenities, and ground level loading access. Allocated parking is available within a shared, secure yard.

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

ACCOMMODATION

| Unit 7/8 | sq ft | sq m |
|------------------------|---------------|--------------|
| Ground Floor Warehouse | 10,050 | 934.3 |
| First Floor Offices | 419 | 38.9 |
| TOTAL | 10,477 | 973.3 |

SPECIFICATION

- T Ground level access shutter doors
- T Approximate eaves 5.6m
- T WC's
- T Integral offices with each unit
- T Allocated parking

LEASE TERMS

The units are available on new full repairing and insuring leases.

VIEWING For further information please contact



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BUSINESS RATES

£46,250.

SERVICE CHARGE

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

LEGAL COSTS

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

VAT

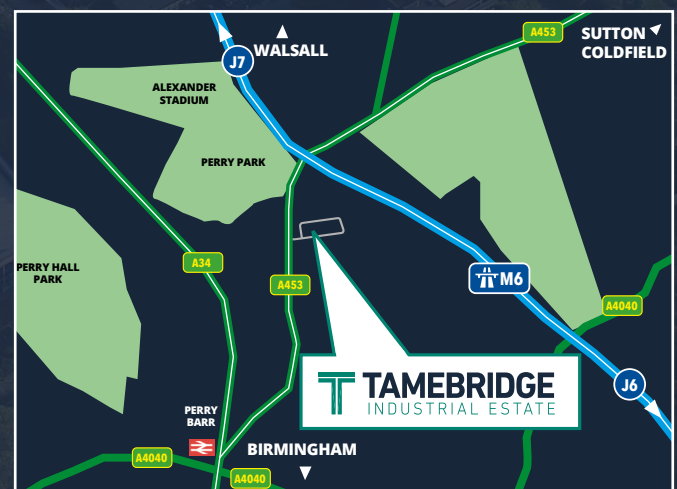
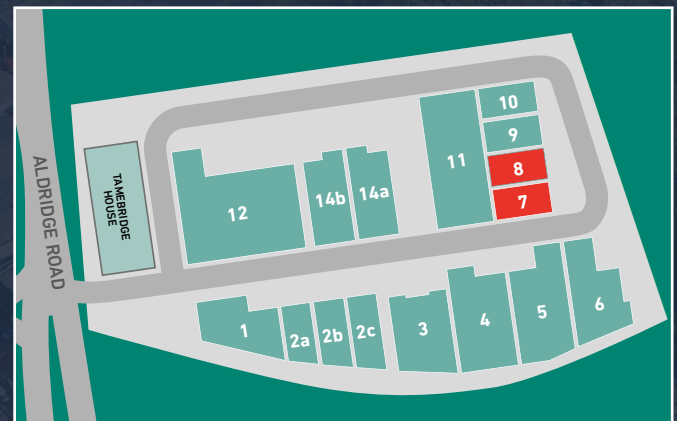
All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

D.

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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