

Location

Frankley Industrial Estate is just off Tay Road, which lies approximately 1/2 a mile to the north of the Rubery bypass (A38). The A38 provides good access to junction 4 of the M5 motorway that lies approximately 1 1/2 miles to the southwest, and Birmingham city centre is also accessed via the A38, which lies to the northeast.

Viewing

Strictly via the Joint Agents.

Contact Richard Potter
richard.potter@altus-edwinhill.com



Contact Thomas Morley
thomas.morley@harrislamb.com



Important Notice: Harris Lamb and Altus Edwin Hill act for the vendors or lessors of this property whose agents they are, give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Harris Lamb and Altus Edwin Hill, has any authority to make or give any representations or warranty whatsoever in relation to this property.

Designed by Newmans Limited. 0121 580 8220. REF: 6331 February 2009

FRANKLEY INDUSTRIAL ESTATE

TAY ROAD • FRANKLEY • BIRMINGHAM • B45 0LD



TO LET

INDUSTRIAL/WAREHOUSE PREMISES

232 - 3,011 sq.m. (2,500 - 32,411 sq.ft.)

Approx. Gross Internal Area

- Modern Industrial/Warehouse Premises
- Junction 4 of the M5 Motorway Approximately 1.5 miles to the South East
- Approximately 6m (20ft) Eaves Height



Description

The units are of steel portal frame construction with part block, part clad elevations, surmounted by doubled skinned pitched roofs incorporating translucent roof lights. All units benefit from concrete floors and a variety of single storey and two storey offices.

The units are lit and heated with an eaves height of approximately 6 metres (20 ft).

Externally, loading is provided via roller shutter doors situated to the front elevation of the units that leads out onto a concrete yard/car parking area.

Tenure

The units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Service Charge

An annual service charge is levied for the maintenance and upkeep of common areas and security. Further details are available from the Joint Agents.

Services

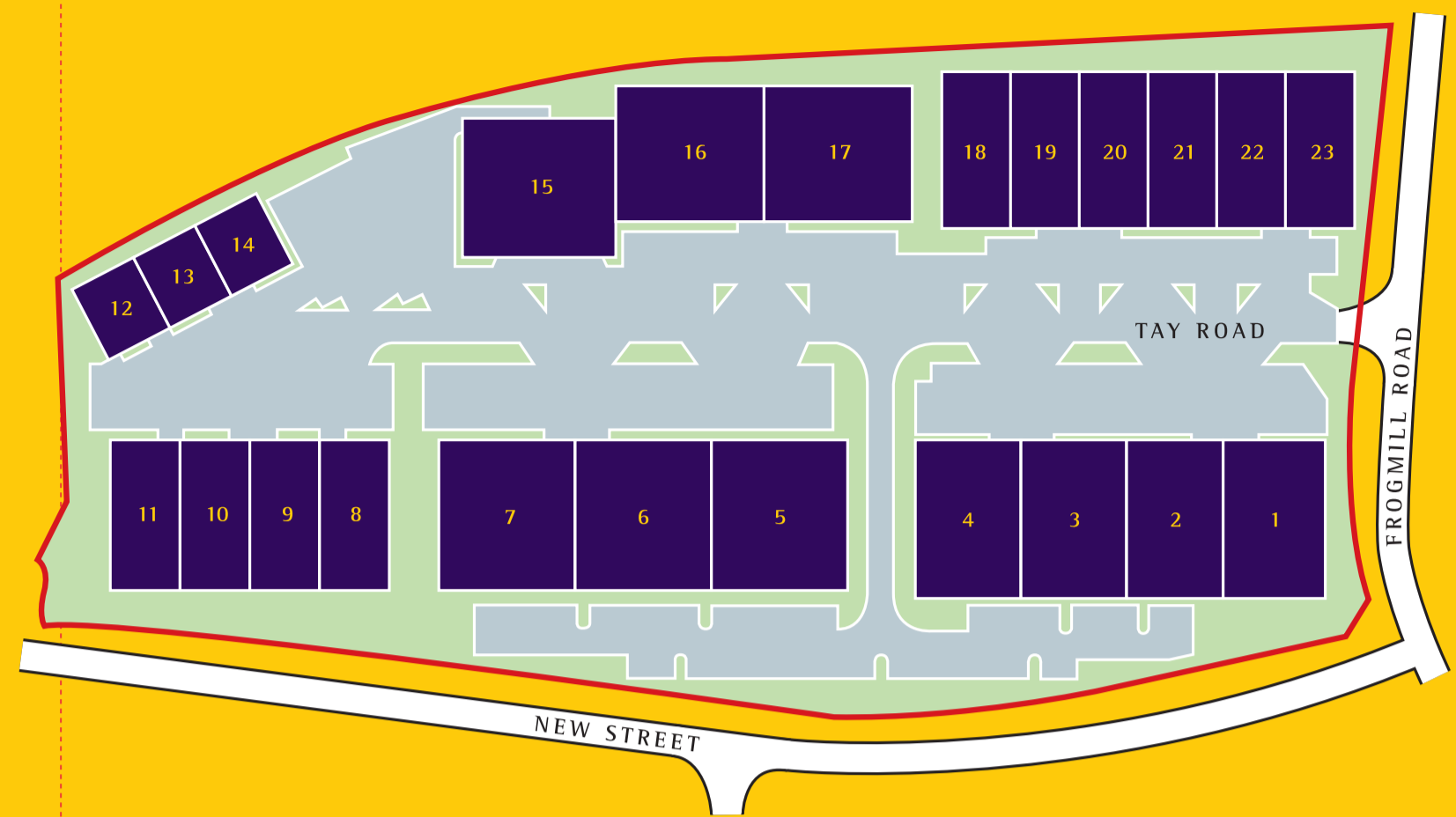
The agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs

Each party to bear their own legal costs.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.





FRANKLEY INDUSTRIAL ESTATE

AVAILABILITY SCHEDULE

UNIT	SQ.FT.	Rent (PAX)	EPC
3	7,500	£33,750	D - 90
4	7,500	£33,750	D - 92
5	9,864	£44,388	D - 78
9	4,826	£22,925	D - 86
10	5,281	£25,000	C - 72
11	4,932	£23,400	D - 80
12	2,500	£12,500	D - 100

Units 3 & 4 can be combined to provide approximately
15,000 sqft

FOR FURTHER INFORMATION OR TO ARRANGE AN INTERNAL INSPECTION,
PLEASE DO NOT HESITATE TO CONTACT

Our joint agents

OR

THOMAS MORLEY

Altus-Edwin Hill

Harris Lamb Limited
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 788 4600

Tel: 0121 213 6010
Email: thomas.morley@harrislamb.com

Ref: G2517
Date: December 2015

SUBJECT TO CONTRACT

