

erdington industrial park

UNITS 10 / 11 ■ CHESTER ROAD ■ BIRMINGHAM ■ B24 0RD



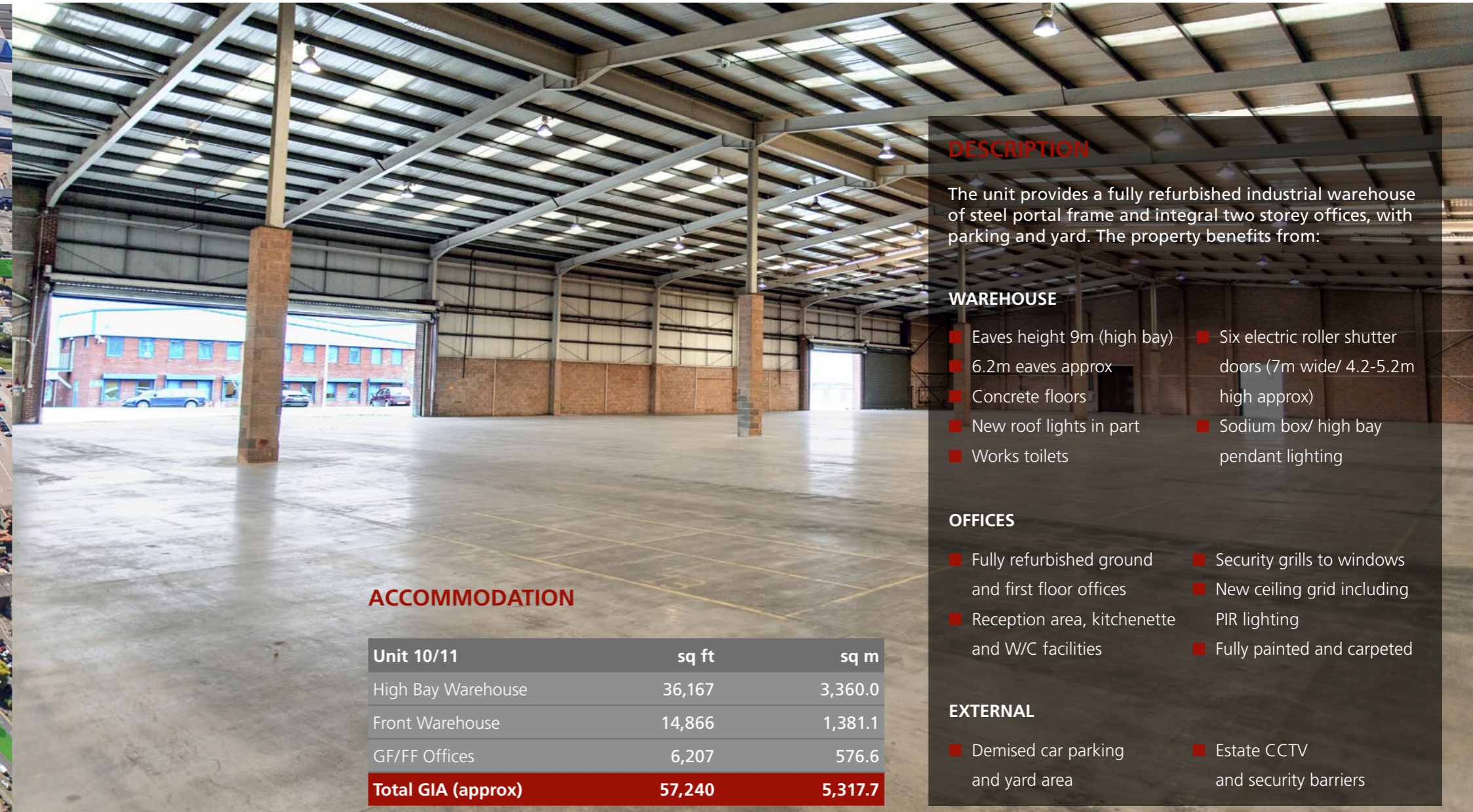
Refurbished Industrial / Warehouse Unit 57,240 sq ft (5,317.7 sq m) **TO LET**

- Detached Unit
- Fully Refurbished
- Generous Car Parking
- Excellent Road Links off A38 & M6 J5
- Estate Security Barriers and CCTV
- High Bay Warehouse to 9m Eaves (approx)
- Ground and First Floor Office Accommodation

BIRMINGHAM

erdington industrial park

UNITS 10 / 11 ■ CHESTER ROAD ■ BIRMINGHAM ■ B24 0RD



DESCRIPTION

The unit provides a fully refurbished industrial warehouse of steel portal frame and integral two storey offices, with parking and yard. The property benefits from:

WAREHOUSE

- Eaves height 9m (high bay)
- 6.2m eaves approx
- Concrete floors
- New roof lights in part
- Works toilets
- Six electric roller shutter doors (7m wide/ 4.2-5.2m high approx)
- Sodium box/ high bay pendant lighting

OFFICES

- Fully refurbished ground and first floor offices
- Reception area, kitchenette and W/C facilities
- Security grills to windows
- New ceiling grid including PIR lighting
- Fully painted and carpeted

EXTERNAL

- Demised car parking and yard area
- Estate CCTV and security barriers

ACCOMMODATION

Unit 10/11	sq ft	sq m
High Bay Warehouse	36,167	3,360.0
Front Warehouse	14,866	1,381.1
GF/FF Offices	6,207	576.6
Total GIA (approx)	57,240	5,317.7

erdington industrial park



UNITS 10 / 11 ■ CHESTER ROAD ■ BIRMINGHAM ■ B24 ORD

LOCATION

Erdington Industrial Park is a well-established industrial distribution estate of 17 units on a site benefitting from an ongoing refurbishment programme.

The scheme provides excellent road links being situated off the A452 Chester Road, immediately accessed via the main A38. J5 M6 approximately 1 mile distant and 2 miles from J6 Spaghetti Junction, in turn linking to the National Motorway Network. Birmingham City Centre is 5 miles distant with direct access off the main A38.

COMMUNICATIONS

A38	0.4 mile
M6 - J5	1.7 miles
M6 - J6	3.9 miles
M42	5.2 miles
Birmingham City Centre	6.2 miles
Birmingham Airport	8.2 miles
M40	17.3 miles



TERMS

The units are available by way of a new full repairing and insuring lease on terms to be agreed.

Further information contact our joint sole agents:



Steven Jagers
steven.jagers@eu.jll.com



Neil Slade
neil.slade@harrislamb.com

BIRMINGHAM

www.canmoor.com/birmingham

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quotes are approximate. February 2016.