

UNIT 4
BROMFORD CENTRAL
BROMFORD LANE
BIRMINGHAM
B8 2SE

TO LET



15,236 SQ FT
1,415 SQ M (APPROX)

MODERN INDUSTRIAL WAREHOUSE ON A SELF-CONTAINED SITE

- ▶ SELF-CONTAINED YARD AND PARKING AREAS
- ▶ NEWLY REFURBISHED TO 'AS NEW' CONDITION
- ▶ EXCELLENT ROAD LINKS TO M6 AND BIRMINGHAM CITY CENTRE

DESCRIPTION

The newly refurbished detached unit is of portal frame construction with blockwork/clad elevations, surmounted by a profile metal sheet roof over incorporating translucent roof lights. An integral office block is constructed to the front of the property.

THE WAREHOUSE PROVIDES:

- ▶ 8.9m eaves (8m haunch) approx
- ▶ Concrete floor
- ▶ New LED lighting
- ▶ Roof mounted air fans
- ▶ Single electric roller shutter door (4m x 4.8m)

THE OFFICES PROVIDE:

- ▶ Underfloor trunking
- ▶ Double glazed windows and doors
- ▶ Comfort cooling in part
- ▶ Gas fired central heating
- ▶ Carpeted throughout

The offices provide open plan offices to ground and first floor, with toilet accommodation at each level and the inclusion of a kitchenette facility to the upper level.

Externally, a demised car park with approximately 21 spaces is provided to the frontage in addition to a self-contained fenced and gated yard to the rear.

ACCOMMODATION

	AREA SQ M	SQ FT
Warehouse	1,271.9	13,690.7
GF/FF Offices	143.6	1,545.7
GROSS INTERNAL AREA	1,415.5	15,236.4

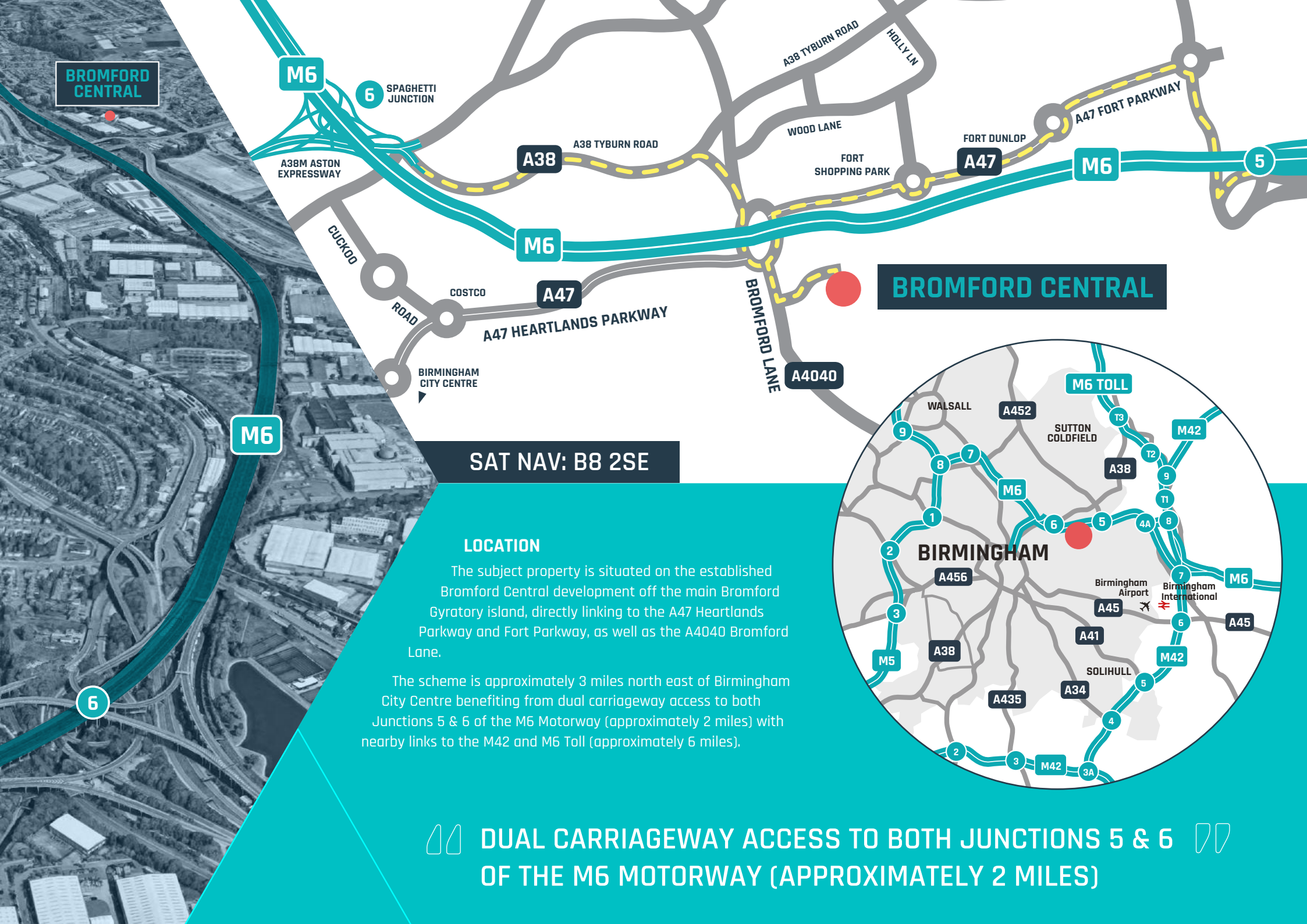
RENTAL

Quoting rent £7.25 per sq ft.

“NEWLY REFURBISHED”



BROMFORD CENTRAL



BROMFORD CENTRAL

SAT NAV: B8 2SE

LOCATION

The subject property is situated on the established Bromford Central development off the main Bromford Gyrotary island, directly linking to the A47 Heartlands Parkway and Fort Parkway, as well as the A4040 Bromford Lane.

The scheme is approximately 3 miles north east of Birmingham City Centre benefiting from dual carriageway access to both Junctions 5 & 6 of the M6 Motorway (approximately 2 miles) with nearby links to the M42 and M6 Toll (approximately 6 miles).

DUAL CARRIAGEWAY ACCESS TO BOTH JUNCTIONS 5 & 6 OF THE M6 MOTORWAY (APPROXIMATELY 2 MILES)

M6 (J5) / M1 / LONDON

UNIT 4 • BROMFORD CENTRAL • BROMFORD LANE • BIRMINGHAM • B8 2SE

A47

M6

AKW
Life Made Better

**Rentokil
Initial**

Graham
The Plumbers' Merchant

SAINT-GOBAIN

BROMFORD LANE

A4040

M6 (J6) / BIRMINGHAM
CITY CENTRE / NORTH WEST



TOTAL OF
21 CAR SPACES

ELECTRIC ROLLER SHUTTER
DOOR (4M X 4.8M)

M6 J5 & J6
APPROX
2 MILES

2 STOREY OFFICES

OFFICE SPACE
TOTALLING
1,545 SQ FT

WAREHOUSE
SPACE TOTALLING
13,690 SQ FT

8.9M TO EAVES

SELF-CONTAINED
FENCED AND
GATED YARD

BUSINESS RATES

2017 Rateable Value (Warehouse & Premises)
£87,000 exclusive.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

PLANNING

We understand premises are located within the local plan as an area of employment and therefore qualify for B1, B2 or B8 uses.

EPC

Rating C (55).

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT

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

VIEWING

Strictly by way of the sole letting agents:



harrislamb
PROPERTY CONSULTANCY

0121 455 9455

Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP

www.harrislamb.com

NEIL SLADE

📞 0121 455 9455

📱 07966 263287

✉ neil.slade@harrislamb.com

Misrepresentation: Harris Lamb for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Harris Lamb has any authority to give any representation or warranty whatever in relation to this property. 06/20