

WELLINGTON

TRADING ESTATE

WELLINGTON STREET | WINSON GREEN | BIRMINGHAM | B18 4NR



TO LET Industrial units within a well-established business centre
513sq.ft. to 1,335sq.ft.

DESCRIPTION

Wellington Trading Estate comprises of 28 industrial units. The Trading Estate is accessed via an automatic 24-hour manned security gate to the front of the site and benefits from CCTV throughout the site. Each unit is of steel portal frame construction with part brick and block, part profile metal clad elevations. They benefit from a roller shutter and surfaced car parking to the front with additional car security. Each unit has minimum eaves height of between 2.5m to 3.5m.

USE: Light Manufacturing / Storage Only

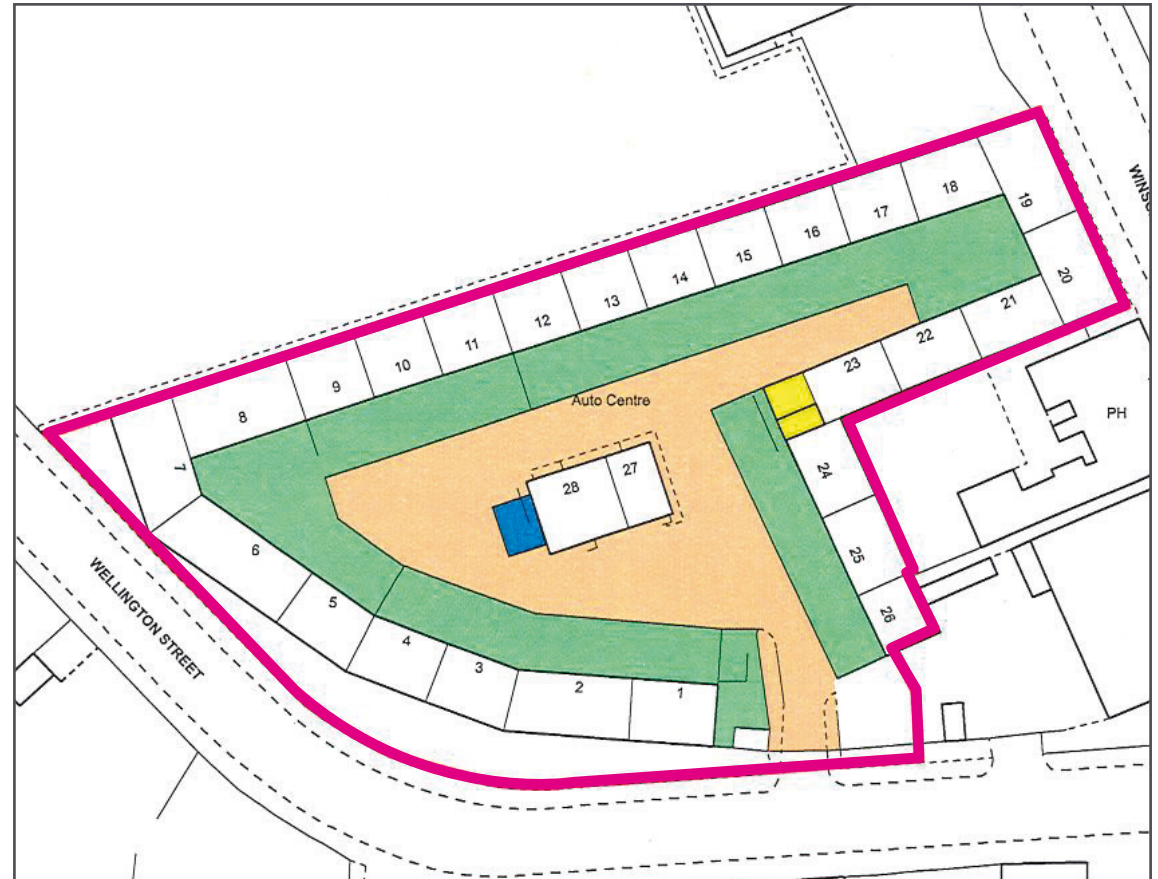
The available units recently undergone thorough refurbishment and there is to be strictly no motor trade or uses involving food allowed.



AVAILABILITY SCHEDULE

All units listed below are **TO LET**
(including service charge and buildings insurance).

Unit Code	Unit Area (sq.ft.)	Asking Rent (PA)	Asking Rent (PCM)	Annual Rent/Area
Unit 7	1,052	£14,728.00	£1,227.33	£14.00
Unit 10 COMPLETED	627	£8,778.00	£731.50	£14.00
Unit 11 COMPLETED	627	£8,778.00	£731.50	£14.00
Unit 12	628	£8,778.00	£731.50	£14.00
Unit 13	632	£8,792.00	£732.66	£14.00
Unit 14	632	£8,848.00	£737.33	£14.00
Unit 15	632	£8,848.00	£737.33	£14.00
Unit 21	701	£9,814.00	£817.83	£14.00
Unit 25 UNDER OFFER	709	£9,926.00	£827.16	£14.00
Unit 26 UNDER OFFER	513	£7,182.00	£598.50	£14.00
Unit 27-28	1,335	£18,690.00	£1,557.50	£14.00





TRAVEL DISTANCES

SAT NAV: B18 4NR
 What 3 Words: /// agents.agent.keys

TOWNS & CITIES

Birmingham	3.0 miles	13 mins
West Bromwich	3.6 miles	11 mins
Dudley	6.8 miles	25 mins
Walsall	8.6 miles	21 mins
Wolverhampton	13.8 miles	32 mins
Coventry	26.5 miles	43 mins
Manchester	82.9 miles	1 hr 38 mins
London	120.0 miles	2 hrs 37 mins

MOTORWAYS

M5 J1	2.8 miles	9 mins
M6 Spaghetti Junction	4.5 miles	15 mins
M5 J2	4.7 miles	17 mins
M5 J3	5.1 miles	17 mins
M42	12.5 miles	23 mins
M54	12.6 miles	21 mins
M40	22.8 miles	34 mins
M69	25.2 miles	34 mins
M1	36.4 miles	46 mins
M25	108.0 miles	1 hr 47 mins

AIRPORTS

Birmingham	16.4 miles	28 mins
East Midlands	39.7 miles	47 mins
Manchester	76.1 miles	1 hr 19 mins
Heathrow	117.0 miles	1 hrs 58 mins

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Wellington Trading Estate is located on Wellington Street in Winson Green, 3 miles to the west of Birmingham City Centre.

The A4040 (Birmingham Outer Ring Road) runs past the eastern perimeter of the property, providing excellent access to the rest of the city and the Midlands Motorway Network, with M5 junction 1 just under 3 miles away.

TENURE

The units are available by way of a new lease on a minimum term of 3 years. The rental figures are inclusive of service charge and a six-month deposit is required upon completion.

For further information or to arrange an inspection, please contact the Joint Agents:



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IMPORTANT NOTICE: These particulars are provided for guidance only. The agents give notice that whilst these Particulars are believed to be accurate, they are not guaranteed and do not constitute any part of any contract in accordance with Misrepresentation Act 1967. February 2024. Images throughout are for indicative purposes only.