



WELLINGTON TRADING ESTATE, WELLINGTON STREET, BIRMINGHAM,  
B18 4NR

INDUSTRIAL, WAREHOUSE TO LET | 628 TO 1,335 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Fully Refurbished Industrial/Workshop Units



## DESCRIPTION

This units are of steel portal frame construction with part brick and block, part profile metal clad elevations.

All units benefit from roller shutter access and surfaced car parking to the front.

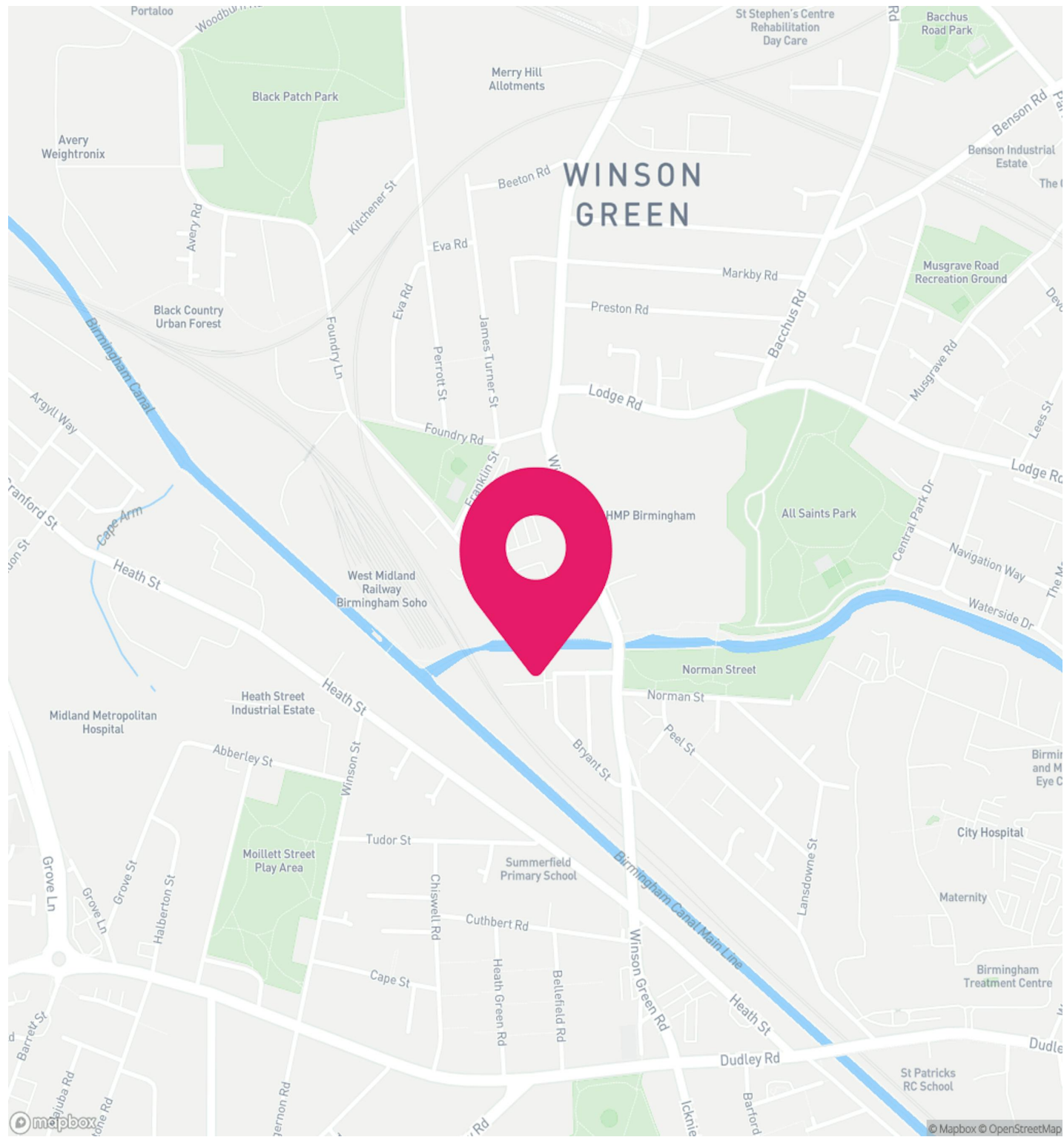
Each unit has minimum eaves height of between 2.5m to 3.5m



## LOCATION

Northside Business Centre is conveniently located 2 miles north west of Birmingham City Centre. The estate is situated just off the A4040 and benefits from excellent connectivity to the main arterial routes in the area and the Birmingham Ring Road which is a short distance to the south and east.

The A41 is 2 miles to the north providing access to Junction 1 of the M5. Access to the M6 at Junction 6 can be gained via the A38 (M) Aston Expressway approximately 4 miles to the east.



## AVAILABILITY

<b>Name</b>	<b>sq ft</b>	<b>sq m</b>	<b>Availability</b>
Unit - 7	1,052	97.73	Available
Unit - 12	628	58.34	Available
Unit - 13	632	58.71	Available
Unit - 14	632	58.71	Available
Unit - 15	632	58.71	Available
Unit - 21	701	65.13	Available
Unit - 27-28	1,335	124.03	Available
<b>Total</b>	<b>5,612</b>	<b>521.36</b>	

## TERMS

The units are available to let on a new lease of three years.

The rental quoted is inclusive of service charge and a 6-month deposit is required upon completion.

Strictly no Motor Trade or Food Use.

## RENT

£14 per sq ft

## POSSESSION

Available Immediately

## POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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