

Unit 3 Arden Road Industrial Estate, Saltley, Birmingham, B8 1DL



TO LET

Industrial Warehouse with Secure Yard

Gross Internal Area: 16,212 ft² with 1.2 acre yard

Location

The property is situated on Arden Industrial Estate off Arden Road and situated within close proximity to Adderley Road.

Arden Road/Landor Street provides direct access to Lawley Middleway, Birmingham’s Middle Ring Road (A4540) with the Freight Liner terminal accessed via Landor Street.

Communication links are excellent with J6 of the M6 Motorway approximately 2.5 miles north and the Heartlands Parkway (A47) And Aston Expressway (A38M) within close proximity.

Birmingham City Centre is situated circa 2 miles due west.

Description

The property comprises a single bay industrial warehouse with secure yard adjoining.

The warehouse is of steel portal frame construction surmounted by a pitched insulated roof incorporating translucent roof lights, benefiting from concrete flooring, electronically operated loading door, high bay LED lighting, and a min eaves of 18ft rising to 25 ft in the apex.

Refurbished office facilities are provided to both ground and first floor and offer a mix of cellular accommodation and welfare facilities including canteen, shower room and toilets.

Externally the property benefits from a substantial yard area of 1.2 acres being secured by palisade fencing with double gated access and a mix of hardstanding and compacted MOT stone.

Accommodation

Warehouse	16,212 ft2 (1,506.13 m2) approx.
Yard	1.2 acres approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £170,000 per annum exclusive.

Service Charge

None payable.

Business Rates

RV: £77,500

Rates Payable: £38,750 per annum approx.

VAT

All figures quoted are exclusive of VAT which may be payable.

Services

We understand all main services are available on or adjacent to the property.

However, we do advise that all interested parties make their own enquiries with the appropriate service agencies.

Legal Costs

Each party are responsible for their own legal fees incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Planning

We understand that the property has planning under Use Class B2 and B8.

Availability

The property is available immediately, subject to the completion of legal formalities.

Viewings

Strictly via the sole selling agent Siddall Jones on: **0121 638 0500**

