



UNIT 1, ACE BUSINESS PARK, KITTS GREEN, BIRMINGHAM, B33 0LD

INDUSTRIAL, TRADE COUNTER, WAREHOUSE TO LET | 9,785 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Fully Refurbished Industrial Warehouse Unit with Extensive Car Parking

- Modern Refurbished Unit
 - On Site Security
 - Close to both JLR Plants
 - Excellent Motorway Connectivity
 - Well Maintained Estate
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DESCRIPTION

Ace Business Park is an established and well known business park providing a mix of accommodation, including warehouse / production space and independent office buildings.

The park benefits from prominent frontage to Mackadown Lane has recently been improved with new signage and landscaping.

The subject unit has been recently refurbished and provides a modern steel truss unit with office accommodation to the front and dedicated car parking.

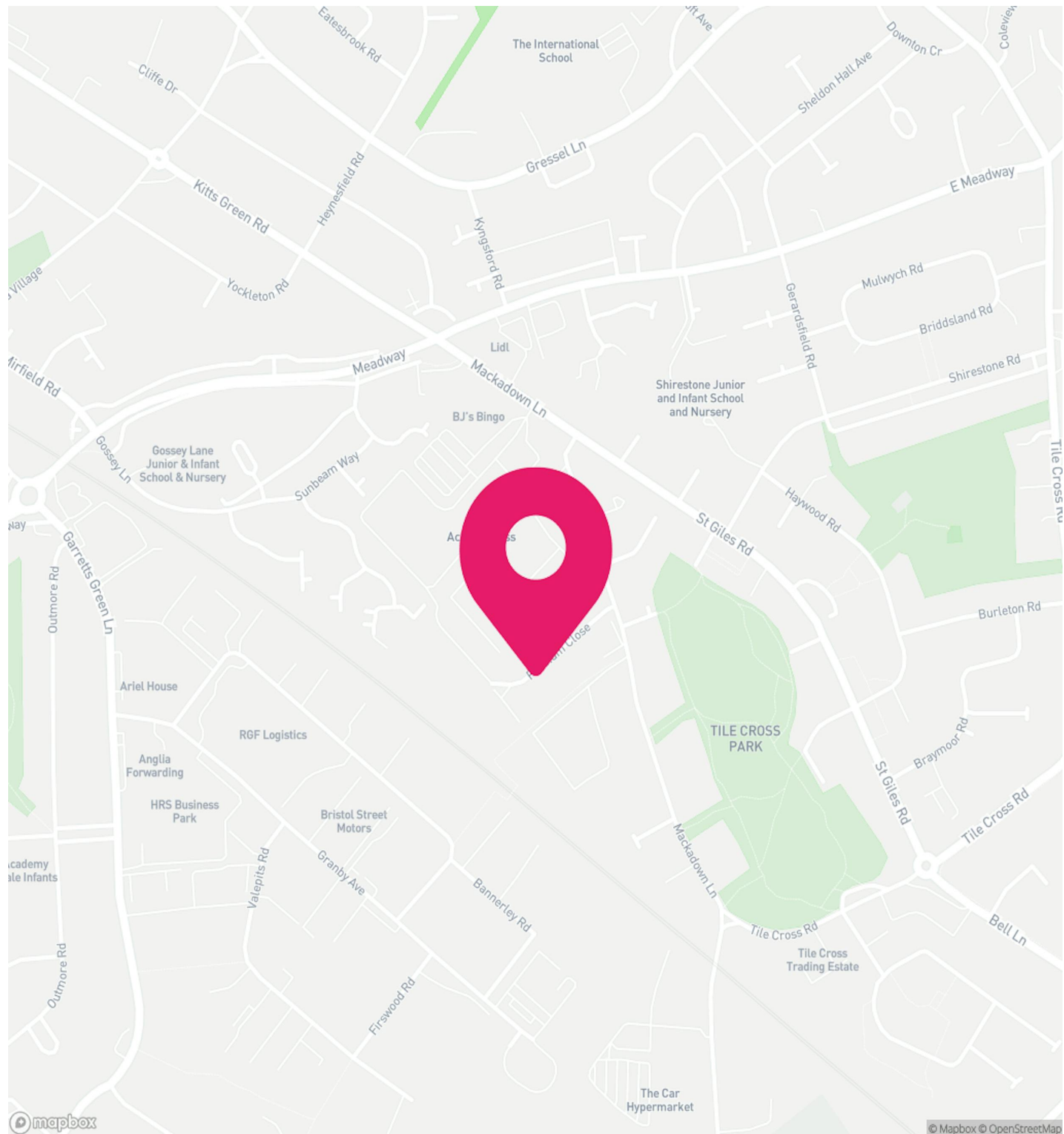
The unit benefit's from a new insulated roof incorporating translucent roof lights, LED lighting and two roller shutters, affording excellent loading.



LOCATION

Ace Business Park is a secure industrial estate situated on Mackadown Lane, Kitts Green, Birmingham. Access to the site is either via Bordesley Green Rd (A4128) to the North or via the Coventry Rd (A45) to the South.

Junction 6 of the M42 and junction 4 of the M6 are both within easy reach. The park is strategically situated between the Land Rover Solihull and Jaguar Land Rover Castle Bromwich plants.





PLANNING USE

The units are suitable for a range of uses including B1, B2 and B8.

Other uses may be considered by the landlord, subject to planning.

SERVICE CHARGE

£1.17 per sq ft A service charge is levied to cover the cost of all landlord services provided to the estate including security.

RATEABLE VALUE

£34,250. Current rateable value (1 April 2023 to present)

VAT

Applicable. All prices are quoted exclusive of VAT which is charged in addition at the prevailing rate.

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£68,500 per annum On a new lease with length and term to be agreed.

POSSESSION

Available Immediately

EPC

E (101)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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