



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

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- 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.

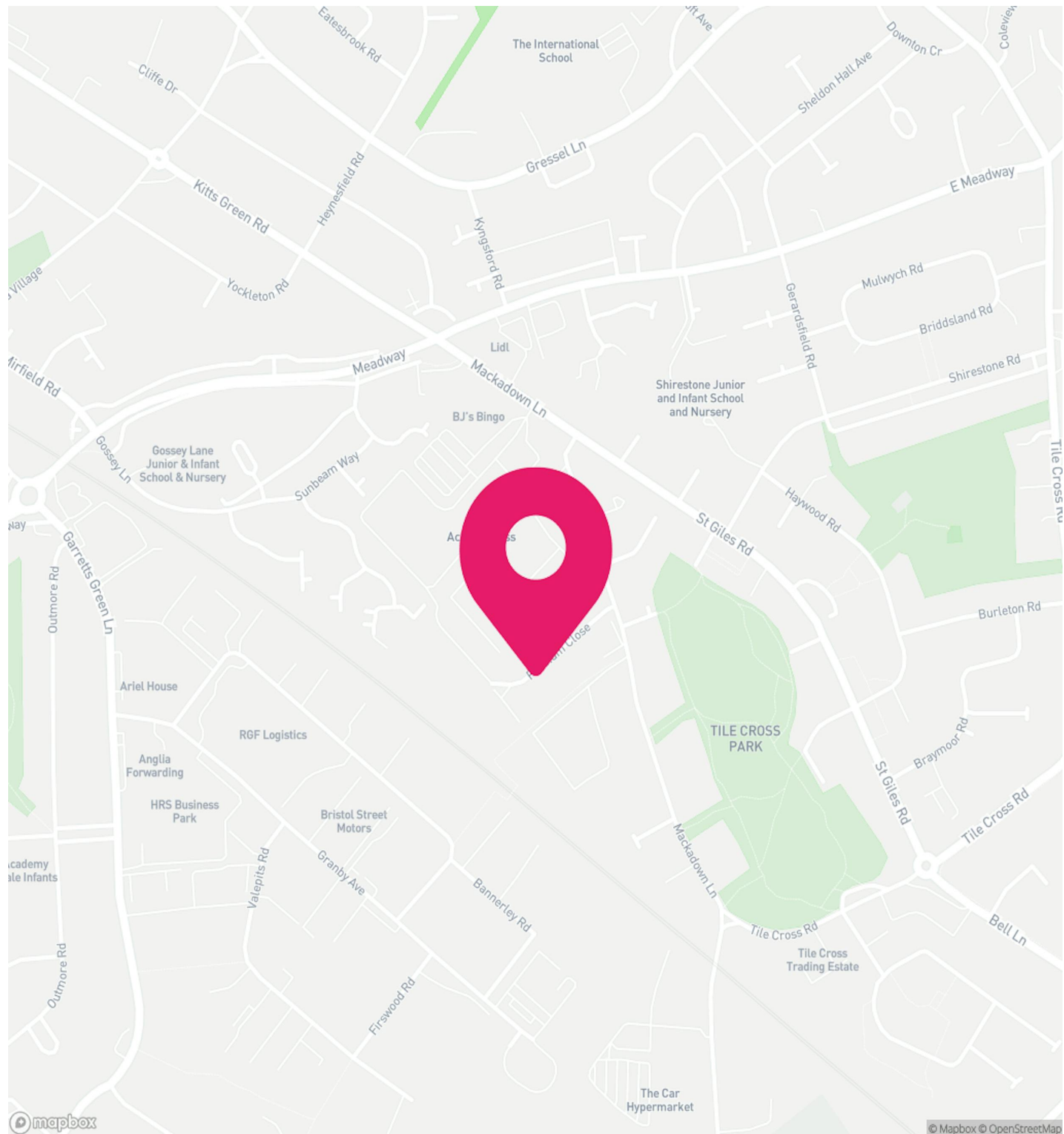
The unit benefit's from a new insulated roof incorporating translucent roof lights, LED lighting and two roller shutters, affording excellent loading.



## 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.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

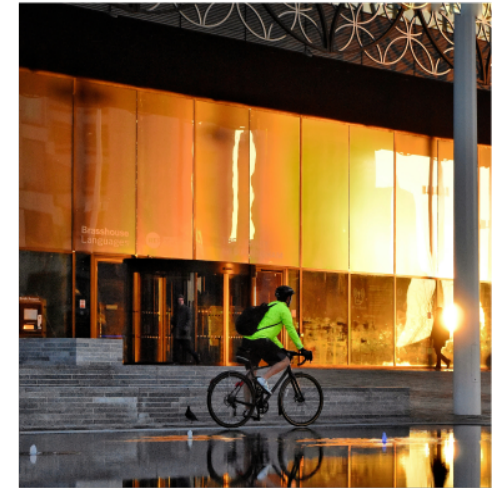
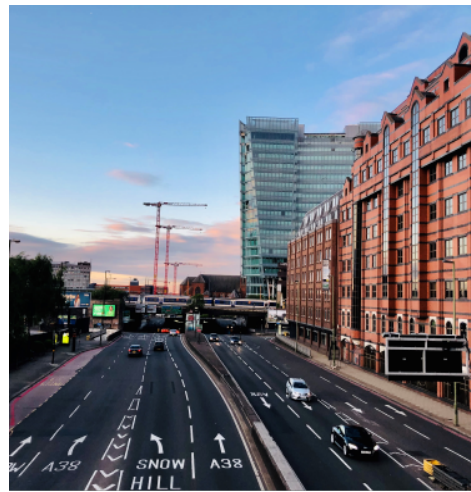
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





## 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.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

## 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

**Edward Siddall-Jones**

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