

INDUSTRIAL, WAREHOUSE | TO LET



123 WOODCOCK LANE NORTH, ACOCKS GREEN, BIRMINGHAM, B27 6SE

11,790 SQ FT (1,095.33 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises with Two-Storey Office Building and Secure Yard

- GIA 11,790 ft²
- Quoting Rental £45,000 Per Annum
- Secure Yard
- Mixture of Warehousing and Office Accommodation
- Close to Coventry Road (A45) providing arterial route to Birmingham City Centre and Motorway Network

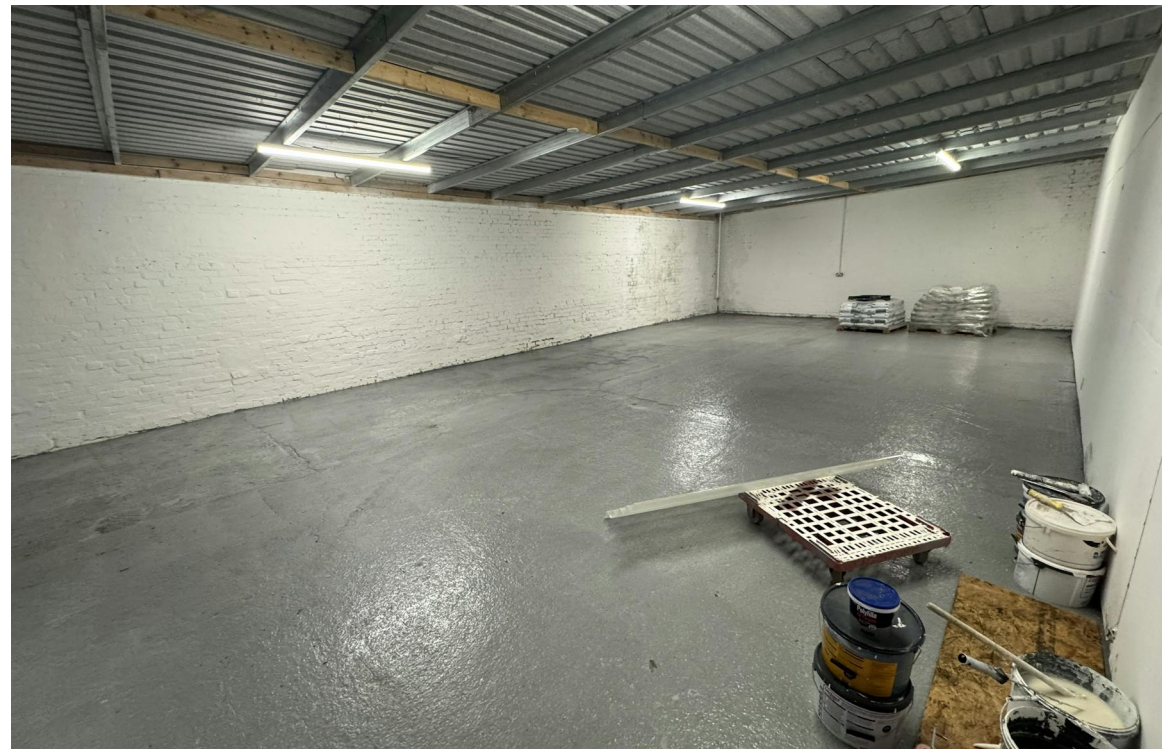


DESCRIPTION

The property consists of a series of interconnecting warehouse bays constructed with a steel portal frame, with pitched roofs over, accessed through a single roller shutter entry door. The bays primarily offer open-span warehouse and storage space, supplemented by ancillary areas and low-level storage facilities.

A two-storey building of traditional masonry construction, topped with a flat roof, provides office accommodation, kitchen amenities, and WC facilities. Additionally, a second two-storey building offers ground-floor storage or workshop space, with further storage facilities on the first floor.

Externally, the property features a secure, fenced yard and two storage containers, providing valuable outdoor storage. Further parking is available nearby.



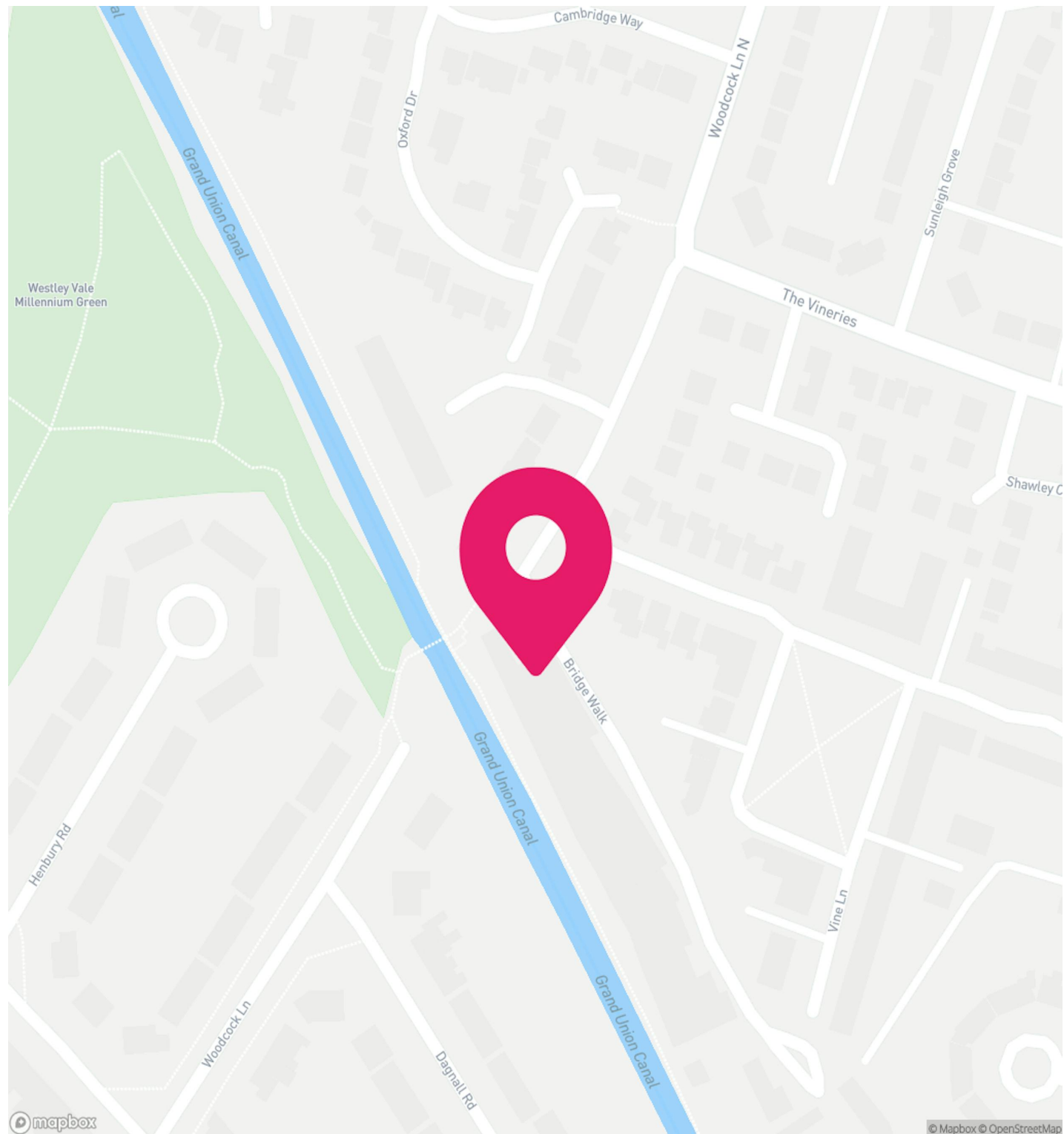
LOCATION

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The property is located on Woodcock Lane North, at its junction with Bridge Walk, in the Acocks Green area of Birmingham.

The location provides easy access to Warwick Road (A41) which provides an arterial route to Birmingham city centre (6 miles) and Solihull town centre (4 miles).

Clay Lane offers direct access to Coventry Road (A45) which provides dual carriageway access to Birmingham city centre, the NEC, Birmingham International Airport and J6 of the M42 motorway.



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.

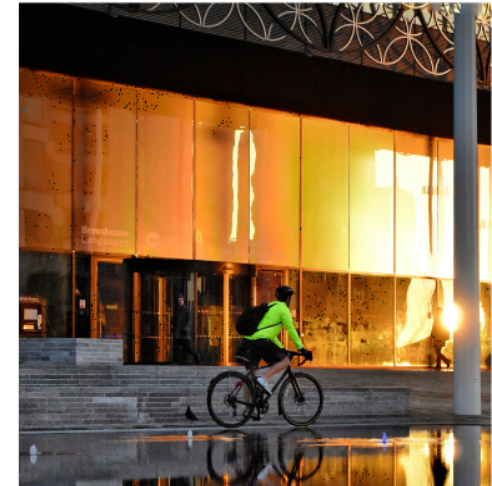
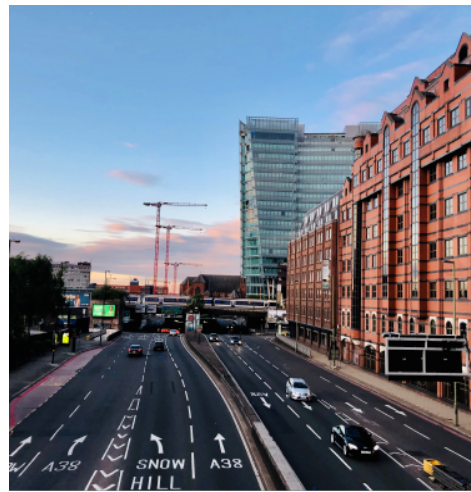
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



SERVICES

We understand that all mains services are connected on or adjacent to the subject property.

The agent has not tested the suitability of capacity of the connections and recommends that interested parties carry out their own investigations.

SERVICE CHARGE

n/a

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£45,000 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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