

INDUSTRIAL, LAND | TO LET

[VIEW ONLINE](#)



KLAXON INDUSTRIAL ESTATE, 747-751 WARWICK ROAD, BIRMINGHAM, B11 2HA

1.50 ACRES (0.61 HECTARES)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Secure Level and Concreted Yard Facility
with Perimeter Fencing and Large Gated Access

- Secure Site - Boundary Fencing
 - Level Concreted Surface
 - Mains Services Available
 - Excellent Communication Links
 - 1.5 Acres Approx
 - Rental of £100,000 per annum exclusive
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DESCRIPTION

A substantial and secure concreted yard, ideally suited for a variety of open storage, logistics, or industrial uses. The site is fully enclosed with perimeter fencing and benefits from a wide, gated entrance providing excellent vehicular access.

Total site area: 1.5 Acres approx

Surface: Fully concreted and level throughout

Access: Large gated entrance suitable for HGVs and commercial vehicles

Security: Secure perimeter fencing with gated access

Services: Mains services available (water, electricity, drainage – subject to confirmation)

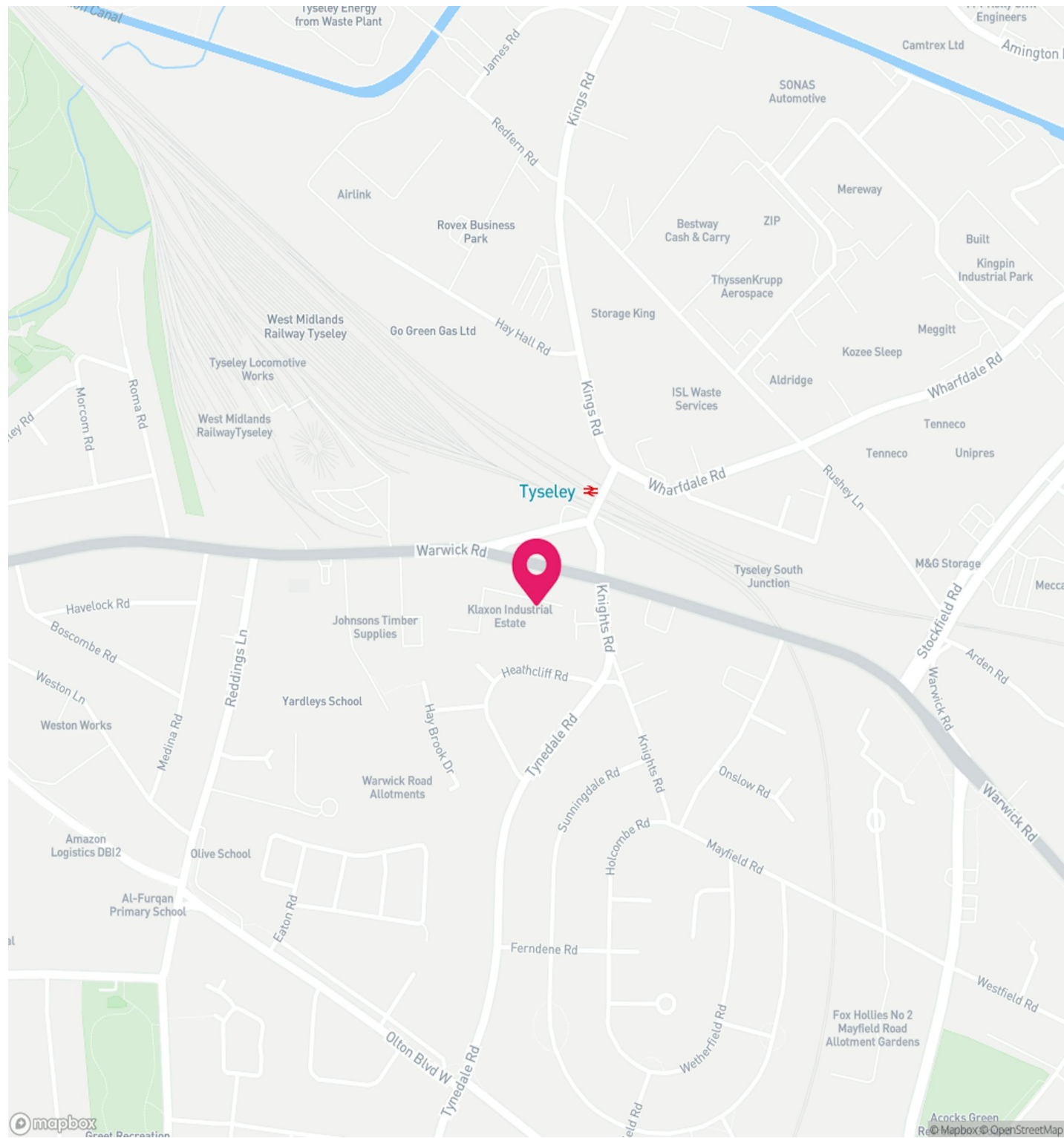
Conveniently located within a mixed commercial and residential area, the yard offers flexibility for short term occupation.

LOCATION

Klaxon Industrial Estate is accessed off the main (A41) Warwick Road close to its junction with Wharfdale Road, Tyseley.

The property is conveniently situated for access to Birmingham City Centre located 2.5 miles to the north west and Solihull Town Centre situated approximately 3 miles to the south east via the Warwick Road.

Birmingham International Airport and Railway, NEC and J6 of M42 Motorway are located approximately 4.5 miles south east via dual carriageway access.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Open Surfaced Land	65,340	6,070.28	Available
Total	65,340	6,070.28	

VAT

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

£100,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

EPC exempt - No building present

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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