



TO LET

WAREHOUSE/MANUFACTURING UNIT WITH OFFICES

Unit B, 1585 Bristol Road South, Longbridge, Birmingham, B45 9UA



7,358 sqft

(683 sqm) approx. Gross Internal Area

NEWLY REFURBISHED INDUSTRIAL PREMISES WITH YARD & PARKING

HIGH POWER PROVISION (UP TO 400KVA AVAILABLE) & 5t CRANAGE AVAILABLE

▶ ▶ ▶ **GOOD ROAD LINKS TO BIRMINGHAM CITY CENTRE AND M5/M42 MOTORWAY**



LOCATION

The property is situated on the A38 Bristol Road South between Junction 4 of the M5 motorway and Longbridge, easily accessible from both the M5 and the M42 motorways and Birmingham City Centre. The subject unit is a mid-terrace premises accessed to the rear of former office/retail units fronting the main A38.

DESCRIPTION

The unit comprises a complex of high bay steel portal frame with steel frame construction with flat roof over to the rear. The main workshop/warehouse provides a high bay unit of steel elevations and roof with 6.8m eaves, concrete floor, high power supply (we understand 400KVA), 5t crane, LED lighting, toilet facilities and roller shutter door being 4m w x 4.6m h. Rear workshop areas are provided for leading to an office area with welfare facilities.

Externally, the property benefits from a loading and car parking areas, with the ability to increase the external demise or acquire a lock-up/shelter area to the property frontage.

ACCOMMODATION

Areas	SQM	SQFT
Rear Offices	71.2	766.4
Low Bay Warehouse Areas	211.1	2,272.3
High Bay warehouse	401.3	4,319.6
TOTAL Gross Internal Area	683.6	7,358.3

AVAILABILITY & RENTAL

The unit is available on a new full repairing and insuring lease to be agreed off a headline rental of £5.00 per sqft exclusive of VAT.

BUSINESS RATES

On application from the Agents

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. We understand all mains services are connected to the site with the exception of gas.

EPC

EPC Rating: D (85)

VAT

All prices quoted are exclusive of VAT, which may be chargeable.



MONEY LAUNDERING:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VIEWING

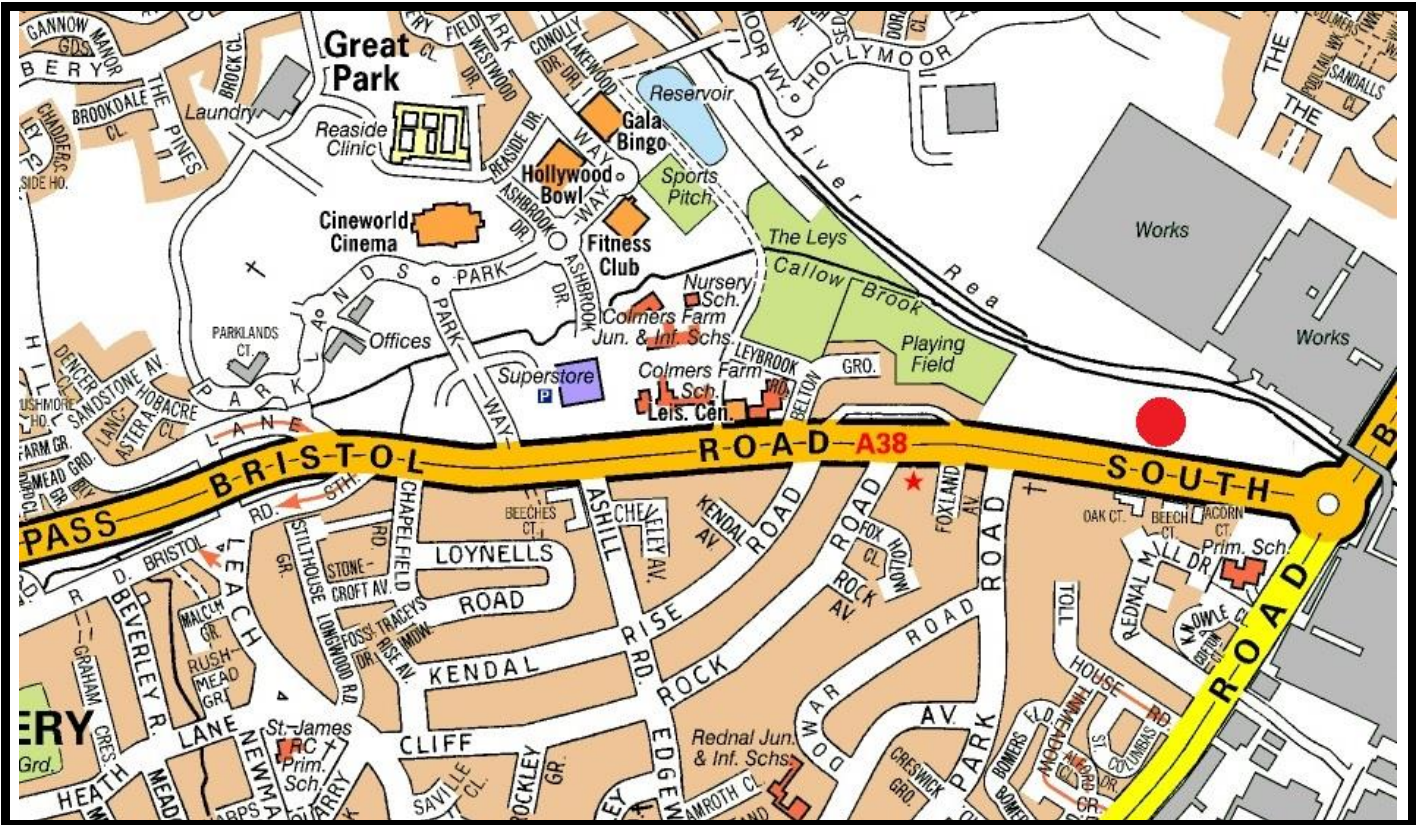
Strictly by way of the sole letting agents:

HARRIS LAMB

Tel: 0121 455 9455
Contact: Charles Shephard/ Neil Slade
Email: charles.shephard@harrislamb.com/ neil.slade@harrislamb.com
Date: August 2021

SUBJECT TO CONTRACT





Unit B, 1585 Bristol Road South
Longbridge
Birmingham
B45 9UA



Not to Scale
For identification purposes
only.

harrislamb
PROPERTY CONSULTANCY