

# PRELIMINARY DETAILS

**FULL  
REFURBISHMENT  
TO INCLUDE  
NEW ROOF AND  
CLADDING**

# TO LET

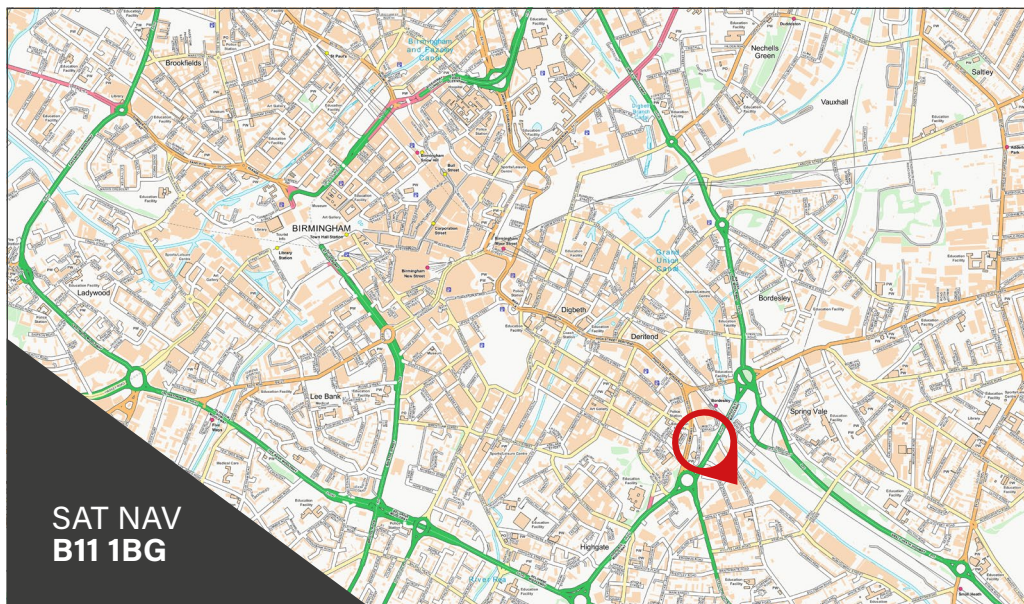
- › Detached and Self Contained
- › Capable of sub division from 22,000 SQ FT
- › 6.79M eaves (5.98m to underside of haunch)
- › 4 ground level loading doors
- › Private Service Yard
- › Close to Birmingham City Centre and M6 Motorway

# UNIT 3-4 EURO INNOVATION PARK

SAMPSON ROAD NORTH, SPARKBROOK, BIRMINGHAM B11 1BG

**22,000 - 44,000 SQ FT**  
**(2,043.86 - 4,087.73 SQ M)**

INDUSTRIAL WAREHOUSE/UNIT



## LOCATION

The property is located and accessed from Sampson Road North in Sparkbrook, approximately 2 miles to the east of Birmingham City Centre and is within nearby driving distance to the main A4540 Bordesley Middleway, in turn linking to the A41 and A45 which provides access to Birmingham City Centre and the wider Midland motorway network via Junction 6 of the M42 and Junction 6 of the M6 (Spaghetti Junction).

## DESCRIPTION

The building benefits from the following specification:

- > Detached and Self Contained
- > Capable of sub division
- > 6.79M eaves (5.98m to underside of haunch)
- > 4 ground level loading doors
- > Private Service Yard
- > **Comprehensive refurbishment underway, to include new roof and cladding**

## COMPREHENSIVE REFURBISHMENT UNDERWAY, TO INCLUDE NEW ROOF AND CLADDING

## ACCOMMODATION

The property is capable of sub division from approximately 22,000 SQ FT (2,043.86 SQ M) to a total of 44,000 SQ FT (4,087.73 SQ M) for the whole.

## TENURE

The building is available by means of a new full repairing and insuring lease upon terms to be agreed.

## QUOTING RENT

On application.

## RATEABLE VALUE

To be re-assessed.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

To be re-assessed post refurbishment.

## SERVICES

We understand that all mains services will be connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus onsite and therefore cannot verify the condition.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

All rents 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.

FOR VIEWINGS

**CONTACT  
THE AGENTS**



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