

BIRMINGHAM

TRIDENT PARK

WESTLEY STREET

B9 4EH

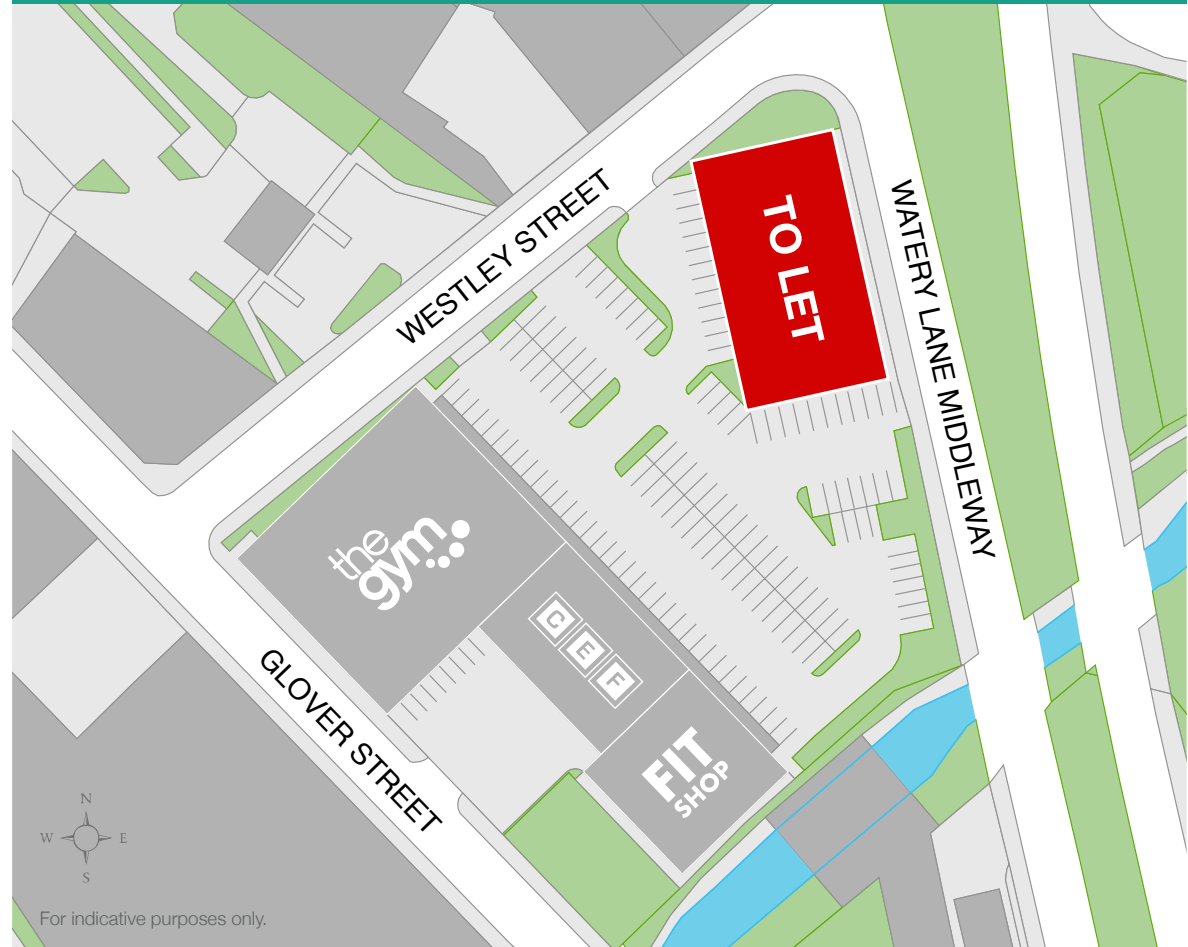


c. 8,038 SQ FT AVAILABLE TO LET

Suitable for a variety of uses including retail, trade and leisure



TRIDENT PARK



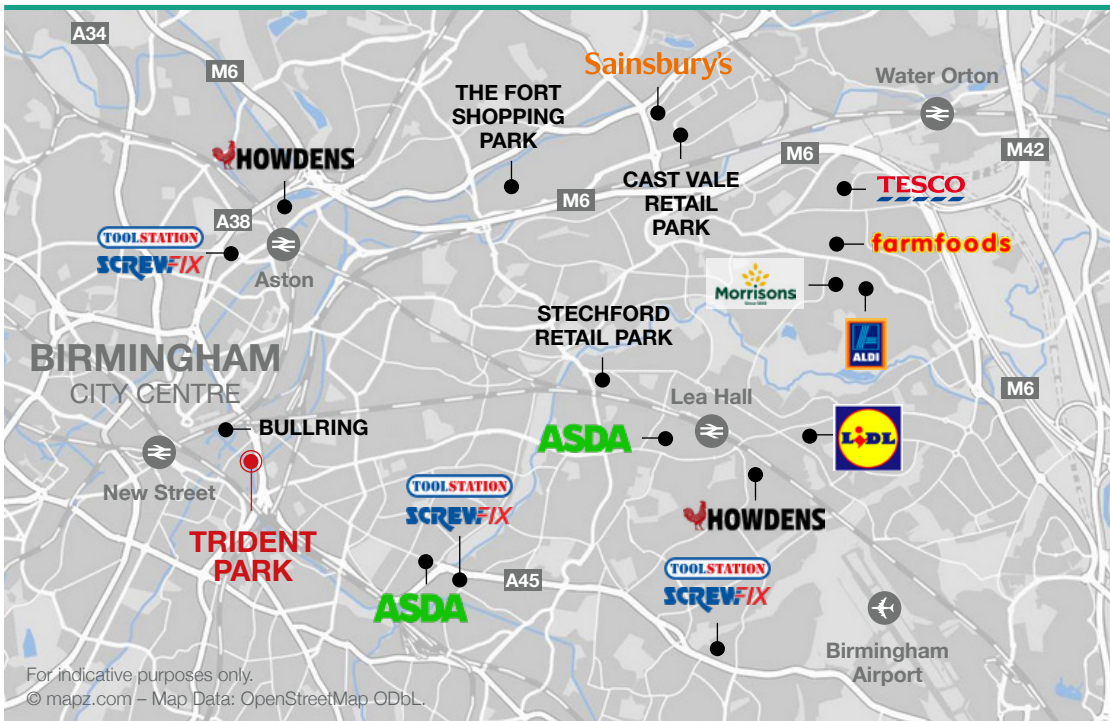
LOCATION

Birmingham is the UK's second largest city and has a population of almost 1.2 million. Trident Park is located around 1.5 miles to east of the city centre, prominently located along the A450 (Watery Lane Middleway), which is one of the main arterial routes to get in and out of the city centre. As result, the property benefits from a substantial volume of passing traffic.

OPPORTUNITY

Unit	Occupier	Size (sq ft)
1	The Gym	12,051
2	CEF	5,053
3	Fit Shop	4,519
4	TO LET	8,038
Total		29,661

For indicative purposes only.



DESCRIPTION

The scheme comprises c. 29,661 sq ft of retail warehousing accommodation. The units are built to an institutional specification, brick built with modern cladding overlay. There are 107 customer car parking spaces, plus an additional 11 staff bays directly outside of the subject property, representing a generous car parking ratio of 1:251.

OPPORTUNITIES

A c. 8,038 sq ft unit is immediately available to let. The property in question has excellent prominence to the main road and the ability to install a mezzanine floor, subject to the prospective tenants requirements.

RENT, RATES AND SERVICE CHARGE

We are advised the Service Charge runs at approximately £8495.72 per annum for the y/e December 2025.

The Rateable Value for the property is £62,000 pa. The Rates Payable are therefore calculated at £34,410 pa, although interested parties are advised to make their own enquiries with the Local Authority.

For quoting terms, please speak to retained agents, detailed below

EPC

Available on request.

FURTHER INFORMATION

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Creative Retail