

TO LET - INDUSTRIAL

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# UNIT 6 GRAVELLY INDUSTRIAL PARK

Birmingham, B24 8HZ



## Key Highlights

- 14,892 sq ft
- Minimum clear height of 5.5m
- Level access loading door
- 24 hour manned security
- To be refurbished
- Allocated car parking spaces
- Ground floor offices
- 0.6 miles from J6 of the M6 motorway

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## Description

The property is set in a landscaped setting, the estate covers 32.4 hectares (80 acres) and comprises 78 high quality production/ warehouse units totaling approximately 1,100,000 sq ft ranging in size from 2,000 sq ft up to 285,000. The estate benefits from 24 hour manned security with CCTV and car registration plate reading system.

## Location

Gravelly Industrial Park is strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway. Junction 6 provides access to the M6 and the national motorway network and the Aston Expressway provides quick access to Birmingham and the Ring Road. The estate is accessed via the A38 Tyburn Road or the A47 Heartlands Parkway.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	13,942	1,295.25	Available
Ground - Office and ancillary	950	88.26	Available
<b>Total</b>	<b>14,892</b>	<b>1,383.51</b>	

## Terms

The property is available by way of a new fully repairing and insuring lease upon terms to be agreed.

## EPC

The Property will be re-assessed following completion of the refurbishment works with a target rating of B.

## Legal Costs

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

## VAT

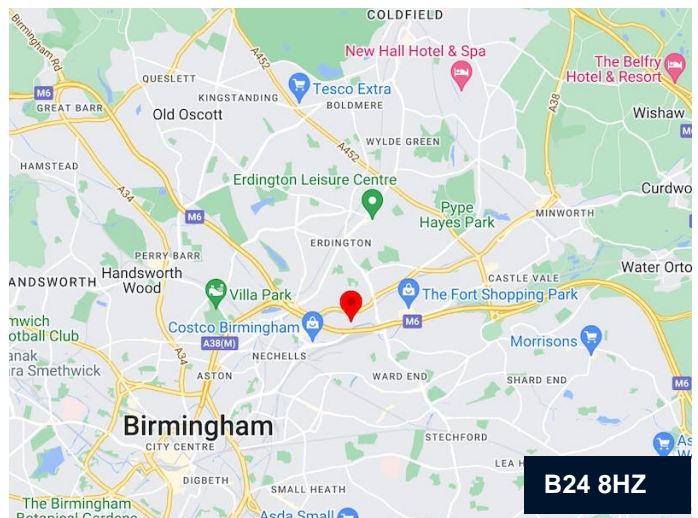
VAT may be payable on any transaction at the prevailing rate.

## Business Rates

Rateable Value 2023: £88,000

## Viewings

Please contact the joint letting agents to arrange a viewing.



## Contact

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