

# Unit 2, Arden Business Park

Arden Road, Frankley Birmingham B45 0JA



**8,579 Sq Ft**



**6m eaves height**



**2 level access doors**



**Secure shared yard**

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## Specification

- Detached industrial unit
- 6m eaves height
- 2 ground level loading doors
- Two storey offices
- Large, shared secure yard
- Allocated parking spaces
- Immediately available

Accommodation	Sq Ft	Sq M
Warehouse	6,900	641
Offices / Storage	1,679	156
<b>TOTAL</b>	<b>8,579</b>	<b>797</b>

## EPC

Energy Performance Rating – C59.

## Services

We understand this property has connections to all of the usual mains services. Interested parties are advised to make their own enquiries.

## Business Rates

We understand that the property has a Rateable Value of £52,000 (1 April 2023) as listed on the Valuation Office Agency website. Interested parties are advised to make their own enquiries.

## Service Charge

A service charge is levied for the upkeep of the common estate. Details of the service charge can be provided by the agent upon request.

## Terms

The property is available by way of a new fully repairing and insuring lease.

## VAT

VAT will be chargeable at the current rate.

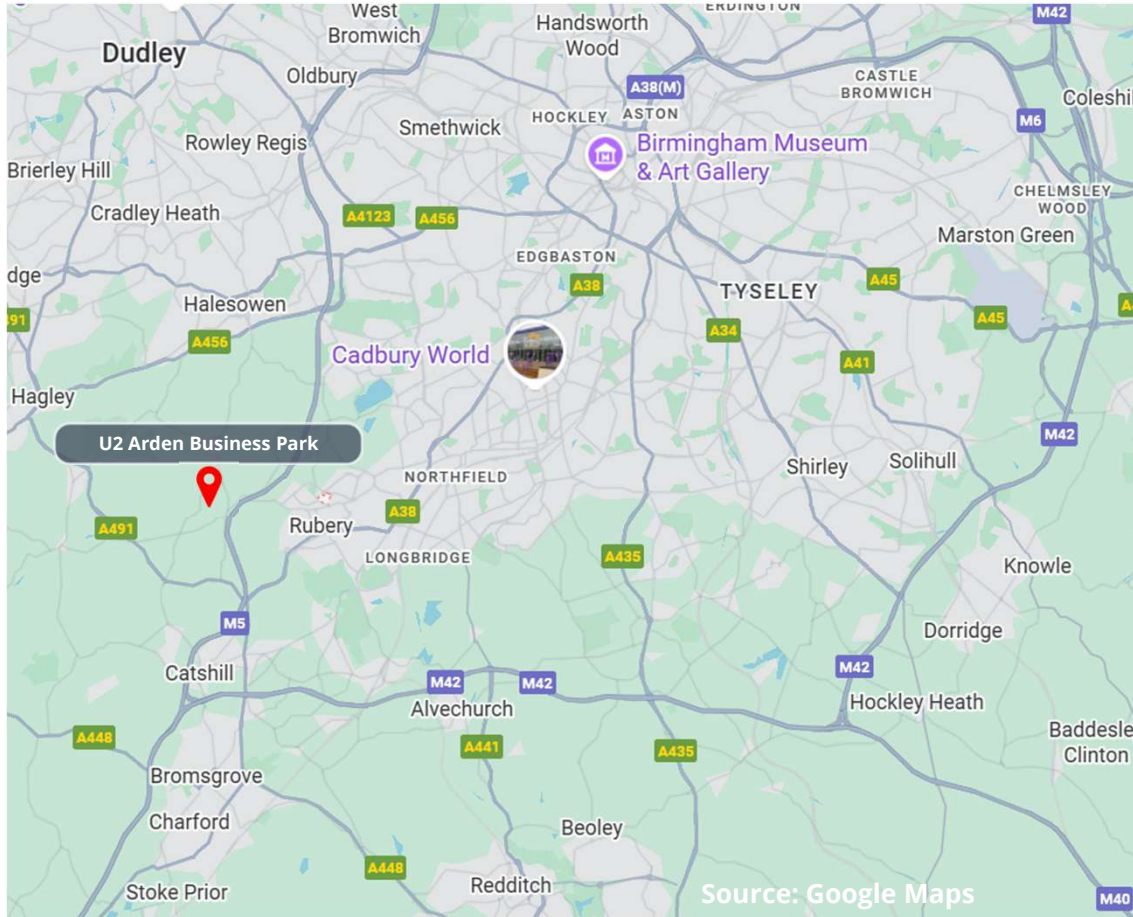
## Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

## Money Laundering

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

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### Location

Arden Business Park is located on Arden Road, which lies approximately 1 mile to the north of the Rubery by-pass (A38). The A38 provides good access to junction 4 of the M5 motorway, approximately 2 miles to the southwest, and Birmingham city centre is also accessed via the A38, which lies to the northeast.

### Rent

Rent on Application

**For more information,  
please contact**

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Brochure Published – June 2025

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To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/funders/lessee.

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