



TO LET

INDUSTRIAL TRADE COUNTER UNIT

633B ERDINGTON TRADE PARK, KINGSBURY ROAD, BIRMINGHAM, B24 9PP



4,502 sqft

418.3 sqm (approx)

ONLY REMAINING TRADE COUNTER UNIT ON ESTABLISHED TRADE PARK

EXCELLENT ROAD FRONTAGE TO MAIN A38

UNIT TO BE REFURBISHED





LOCATION

The property is situated on the Erdington Trade Park, lying adjacent to the A38 which provides good access to Lichfield to the north and Birmingham City Centre to the south. Junction 9 of the M42 motorway lies within close proximity and access to the M6 Toll can also be obtained at this Junction. The A38 also provides access to Junctions 5 and 6 of the M6 Motorway and Birmingham City Centre, which lies approximately 2 miles to the southwest.

DESCRIPTION

The property is to be fully refurbished and provides:

- Full height brick/block and profile clad elevations
- Profile clad roof incorporating translucent roof lights.
- Concrete floor.
- Glazed trade entrances.
- LED lighting
- 3.2m eaves with 8.6m apex
- Electric roller shutter door
- Car parking and loading yard areas provided.

ACCOMMODATION

	sqft	sqm
Warehouse	4,400.3	408.8
W/C/Stores	102.2	9.5
TOTAL GIA	4,502.5	418.3

TERMS & AVAILABILITY

The property is available on a new lease on terms to be agreed.

Rent on application.

TOWN PLANNING

We understand that the premises have an existing consent for industrial and warehousing purposes. Applicants are advised to make their own enquiries with Birmingham City Council.

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. The tenant is advised to obtain verification from their solicitor or surveyor

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

BUSINESS RATES (2023 RV)

2023 Rateable Value	£29,750
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EPC

EPC Rating – C62

VAT

All rentals and prices quoted are exclusive of any VAT liability.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be 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.

LEGAL COSTS

Each party to pay their own legal costs.

VIEWING

For further information or to arrange a viewing please contact the joint sole agents:

Harris Lamb
Contact: Ashley Brown/ Neil Slade
Email: neil.slade@harrislamb.com
ashley.brown@harrislamb.com
Mobile: 0121 4559455

Date: September 2024

SUBJECT TO CONTRACT

