

# UNIT 33

Gravelly Industrial Park, Birmingham, B24 8HZ



## Key Highlights

- 23,627 sq ft
- Concrete services yard
- Allocated car parking
- 0.6 miles from J6 of the M6 motorway
- Steel portal frame construction
- 24 hour manned security
- Office and ancillary accommodation
- 3 Level Loading Doors

## Description

Unit 33 is an end-terraced industrial unit set in a landscaped setting, within Gravelly Industrial Estate. The estate covers 32.4 hectares (80 acres) and comprises 78 high-quality production/warehouse units totalling approximately 1,100,000 sq. ft, ranging in size from 2,000 sq. ft up to 285,000 sq. ft. The estate benefits from 24-hour manned security with CCTV and a 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.

## Specification

The unit is suitable for light industrial, general industry and storage/distribution uses falling within Class B1, B2 and B8. Individual planning consents may need to be achieved.

## Terms

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

## EPC

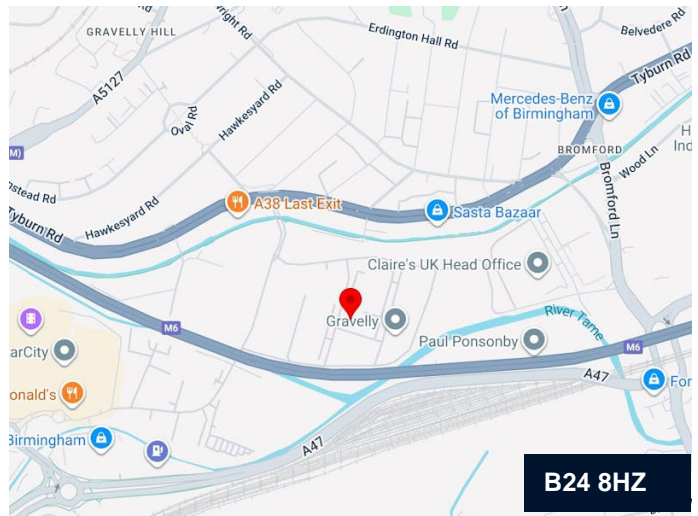
The Energy Performance Rating is C-72. A copy of the certificate is available on request.

## Legal Costs

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

## VAT

The successful tenant will be required to submit information to comply with Anti-Money Laundering Regulations.



## Contact

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