

UNIT 82

Gravelly Industrial Park, Tyburn Road, Birmingham, B24 8TL



Key Highlights

- 1,965 sq ft
- 24 hour manned security
- LED Lighting
- CCTV
- 0.6 miles from J6 of the M6 motorway
- Level access loading door
- Recently refurbished
- Parking on site

Description

Unit 82 is a mid-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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 82	1,965	182.55	Available
Total	1,965	182.55	

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-67. 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

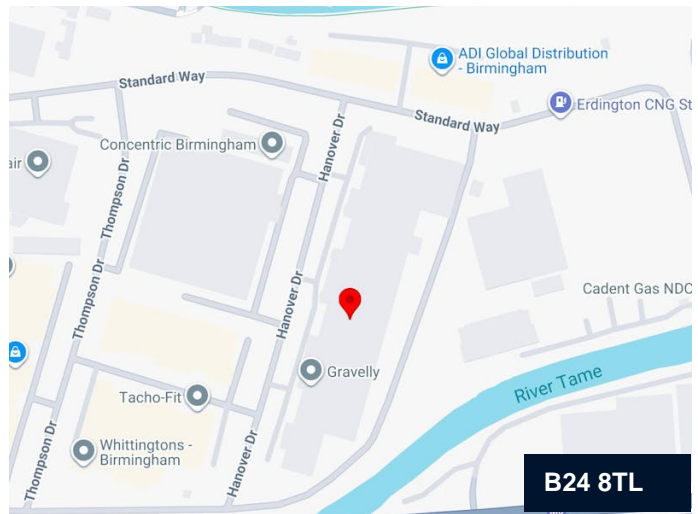
VAT may be payable on any transaction at the prevailing rate.

Anti-Money Laundering

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

Business Rates

Rateable value: £17,750



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