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**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

AD23 Hastingwood Industrial Park, Wood Lane, Birmingham, B24 9QR



**TO LET**

Industrial Warehouse/Workshop Premises

Gross Internal Area: 17,000 ft<sup>2</sup> (1,579.33 m<sup>2</sup>) approx.

[info@siddalljones.com](mailto:info@siddalljones.com)

**T: 0121 638 0500**

### Location

The property is situated on Hastingwood Industrial Park, a secure industrial estate situated close to Junction 5 of the M6 Motorway.

The location provides convenient access to the national motorway network being situated only 1 mile from J6 of the M6 at Spaghetti Junction.

Wood Lane is accessed via the A38 Tyburn Road or A47 Heartlands Parkway which leads into Birmingham City Centre only 4 miles distant.

### Description

The premises comprise a detached two bay industrial property of steel truss construction with full height brick infill surmounted by a pitched clad roof incorporating translucent roof lights.

The property benefits from concrete flooring, fluorescent strip lighting, three phase power, warm air heating, and three roller shutter doors.

To the front of the property are integral offices, W/C, and kitchenette facilities.

Externally the property has forecourt car parking and generous loading area.

The estate is secured via palisade fencing with manned security on each gate.

### Accommodation

**Total (GIA) 17,000 ft<sup>2</sup> (1,579.33 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a sub-lease expiring 29<sup>th</sup> February 2025 at £67,560 per annum exclusive.

### VAT

All prices quoted are exclusive of VAT which may be payable.

### Service Charge

An estate service charge is levied for the upkeep and maintenance of communal area.

### Planning Use

We understand that the property has consent under Use Class B1, B2 and B8.

The property may be suitable for alternative uses and interested parties should make their own enquiries to Birmingham City Council, Planning Department on 0121 303 1115.

### Services

It is understood that all mains services are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

### EPC

An EPC has been obtained and is available upon request from the agent.

### Legal Costs

Each party to be responsible for their own legal fees incurred during this transaction.

### Availability

The property is immediately available subject to the completion of legal formalities.

### Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

