



## George Road Business Park

Erdington, Birmingham, B23 7RZ

### Industrial, Warehouse & Storage Units In Birmingham From 1,400 sq ft.

**2,700 sq ft**  
(250.84 sq m)

- Situated to the rear of the estate
- Large electrically operated roller shutter
- Pedestrian access
- Great local transport links

# George Road Business Park, Erdington, Birmingham, B23 7RZ

## Description

The George Road Estate comprises a well-established commercial centre with three large office buildings and industrial space set in a 4.6-acre business park.

The subject units are situated to the rear of the estate and are concrete frame construction with full height blockwork elevations surmounted beneath a flat concreted roof incorporating roof lights.

The units provide warehousing and storage space with each unit benefiting from a large electrically operated roller shutter and pedestrian access.

## Location

George Road is within easy access of the A38 and Junction 6 of the M6, leading to the M42, M5 and the national motorway network. Birmingham International Airport and the

The National Exhibition Centre is approximately 20 minutes away.

There are regular local bus services to and from Birmingham City Centre, Erdington and Sutton Coldfield and Gravelly Hill train station is within walking distance. A range of shops, cafes and supermarkets are also close by.

## Terms

Unit 6D - 2,700 sq ft for £20,000 per annum.

Unit 7 - 1,400 sq ft for £10,000 per annum.

### Buildings Insurance

The landlord will maintain building insurance to be reimbursed by the tenant.

### VAT

All costs are exclusive of VAT.

### Business Rates

We understand the property will qualify for exemption under Small Business Rates Relief, subject to tenants' eligibility.

### Service Charge

A charge will be levied to cover the cost of all services provided along with the maintenance and upkeep of the communal areas, security etc.

### Energy Performance Certificate (EPC)

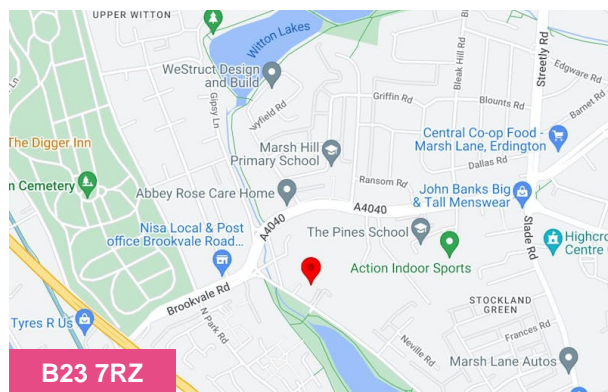
Available upon request from the agent.

### Legal Costs

Both parties are responsible for their own legal and surveyor's costs incurred during the transaction.

### Availability

The property is immediately available following the completion of legal formalities.



**B23 7RZ**

## Summary

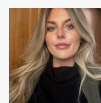
<b>Available Size</b>	2,700 sq ft
<b>Rent</b>	£18,000 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



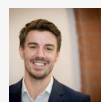
### Edward Siddall-Jones

0121 638 0500 | 07803 571 891  
edward@siddalljones.com



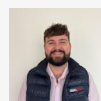
### Sophie Froggatt

0121 638 0500 | 07842013854  
sophie@siddalljones.com



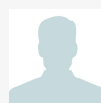
### Ryan Lynch

0121 638 0800 | 07710022800  
ryan@siddalljones.com



### Scott Rawlings

0121 638 0500 | 07745521743  
Scott@siddalljones.com



### Victoria Afrane

0121 638 0500  
victoria@siddalljones.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/02/2024

Viewings

Are via the sole agent Siddall Jones or Pall Mall Estates.