

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



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

Industrial, Warehouse & Storage Units

Total (GIA) from 1,400 ft² approx.

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.

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.

Accommodation and Rental

Unit	Size (ft2)	Rental (per annum)	Availability
Unit 6D	2,700	£18,000	AVAILABLE
Unit 7	1,400	£10,000	UNDER OFFER

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.

Viewings

Are via the sole agent Siddall Jones on 0121 638 0500 or Pall Mall Estates on 0121 228 000