

UNIT 1 MERLIN PARK

Wood Lane, Birmingham, B24 9QS

TO LET
53,634 SQ FT
4,982.7 SQ M



INDUSTRIAL / WAREHOUSE SPACE - which will be refurbished targeting a Net Zero Carbon specification

• **Available Q1 2024**



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ACCOMMODATION

The accommodation comprises the following areas:

Area	Sq Ft	Sq M
Warehouse	48,054	4,464.3
Two Storey Offices	5,580	518.40
TOTAL	53,634	4,982.7



SPECIFICATION

The property comprises a modern two bay industrial / warehouse facility with two storey offices, secure yard and car parking. The units will be refurbished targeting Net Zero Carbon specification.



9.3m eaves height



6 level access loading doors



45m secure yard



Secure self contained site



104 car parking spaces



21 HGV parking spaces



EV charging points



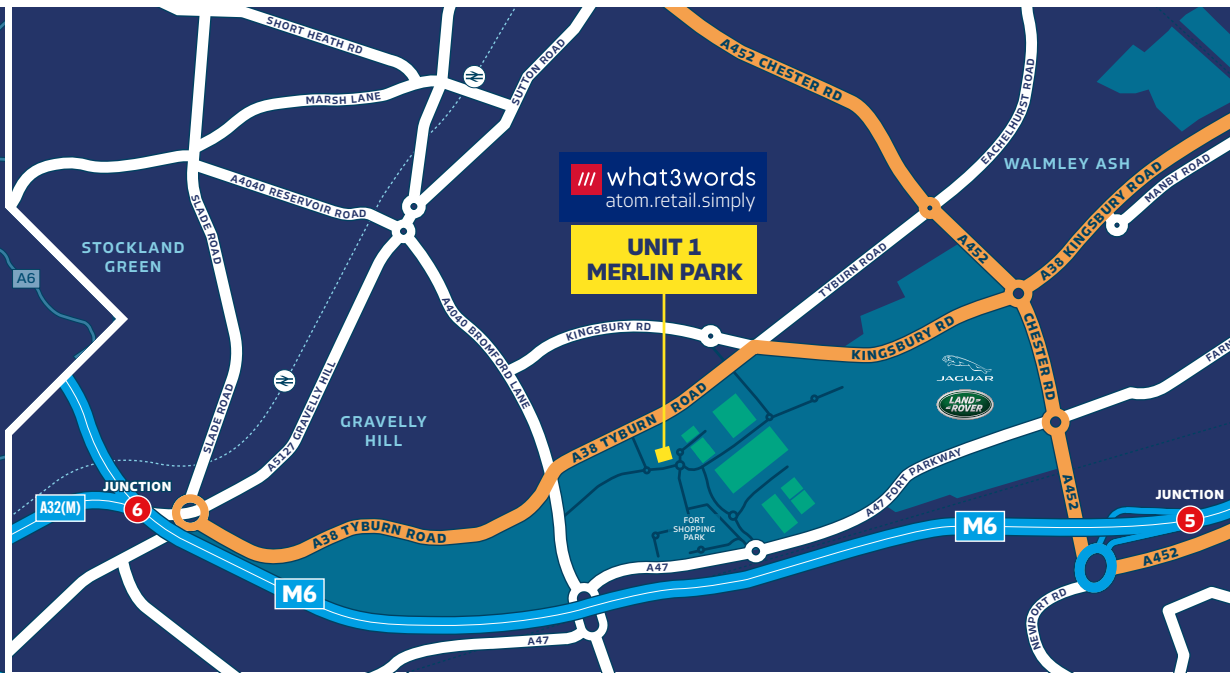
PV panels



Floor Loading 50 kNm²



Targeting EPC A+



LOCATION

The property is located on Merlin Park, Erdington, Birmingham. Merlin Park is situated on Wood Lane, accessed from the A38 Tyburn Road, which in turn connects to Junction 6 of the M6 Motorway approximately 1.5 miles to the west. Birmingham city centre is approximately 4 miles to the south west.

CONNECTIVITY



Birmingham City Centre	5.2 miles	27 mins
Junctions 5&6 M6 Motorway	1.8 miles	4 mins
Birmingham International Airport	10.9 miles	25 mins
New Street Train Station	5.8 miles	31 mins

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PLANNING

The units have planning the use class of B1, B2 and B8.

VAT

All prices, premiums and rents, etc. are quoted exclusive of VAT at the prevailing rate.

LEGAL

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Rateable Value (2023):
£390,000.

TERMS

The units are available on a new lease.

VIEWINGS

If you would like further details on this property or would like to arrange a viewing, please contact the agents below:

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