



TO LET

MODERN INDUSTRIAL WAREHOUSE + OFFICES

Unit 3 Radial Park, Birmingham Business Park, Solihull Parkway, Solihull, B37 7YN



23,163 sqft

2,151.9 sqm approx.

RARE, HIGH-SPEC MID-BOX INDUSTRIAL PREMISES IN PRIME LOCATION

'AS NEW' WITH TENANT FIT IMPROVEMENTS (LED LIGHTING, WAREHOUSE TOILETS)

▶ ▶ ▶ ▶ ▶ **LOW PASSING RENT OF ONLY £8.11psf APPROX**



LOCATION

Radial Park is situated on Birmingham Business Park, Solihull within a well-established business park, close to Birmingham Airport and International Railway Station.

Accessed off Solihull Parkway, Radial Park is situated 5 minutes from the national motorway network, providing immediate and direct access to both the M6 and M42, as well as offering excellent access to Birmingham city centre via the A452 Chester Road and Coventry via the A45 Coventry Road.

DESCRIPTION

Unit 3 comprises a detached warehouse building of steel portal frame construction, with part brick and part profile sheet Steel portal frame with insulated steel cladding and clad roof with translucent roof light. The unit otherwise provides:

- Integral ground and first floor offices, fitted canteen, GF and FF toilets with suspended ceilings, LED lighting, electric/gas fired heating and perimeter/ underfloor trunking.
- Personnel lift to offices
- 8m haunch height (9.1m eaves height) approx
- 50 Kn/m2 power floated concrete floor.
- 2 x electric roller shutter doors
- Combat air fans and single gas fired blower heater.
- 150 KVA 3-phase power supply
- 200 KW gas supply
- LED Lighting
- Warehouse toilets and fitted mezzanine.
- Bin store and cycle racks
- Concrete yard and demised parking bays

TENURE/RENT:

The property is available on a lease expiring 29th September 2031 with passing rent of £187,978 + VAT per annum. Offers sought for an assignment of the lease or a new lease by way of separate negotiation with the landlord.



ACCOMMODATION

	SQM	SQFT
GF/FF Offices	372.8	4,012.8
Warehouse	1,692.2	18,214.8
Mezzanine	86.9	935.4
TOTAL GIA (approx)	2,151.9	23,163

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

SERVICE CHARGE

A service charge is levied for the maintenance of common areas and estate security. Further details available from the agents.

PLANNING:

We understand the property has consent for Light Industrial use (Class E), General Industrial and Storage & Distribution (Classes B2 & B8) of the Use Classes Order. Prospective tenants should satisfy themselves as to the suitability of the unit for their proposed use.

BUSINESS RATES (2023 RV)

Rateable Value £141,000

EPC

EPC Rating A24

VAT

All rentals and prices quoted are exclusive of any VAT liability.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing/leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

LEGAL COSTS

Each party to pay their own legal costs.

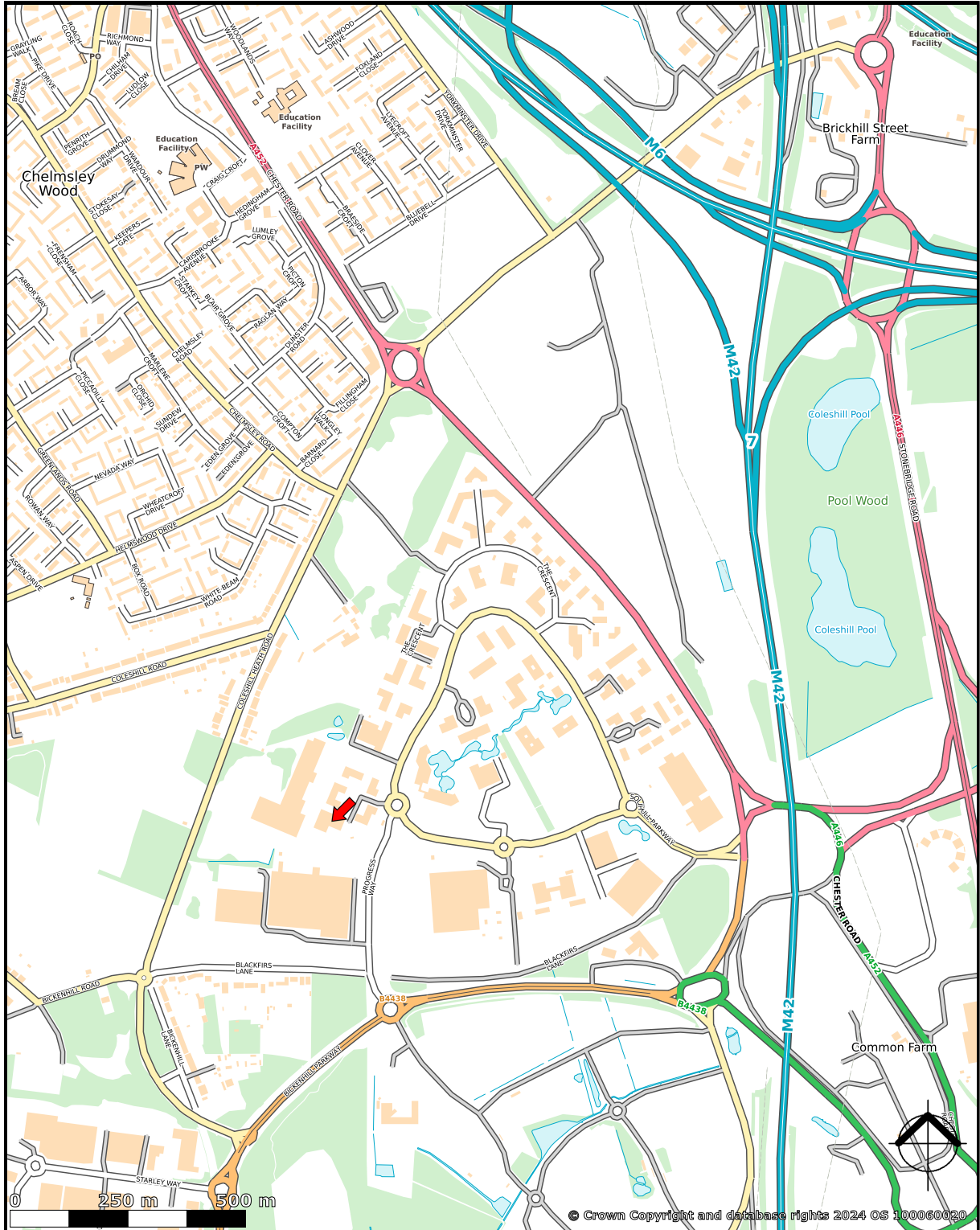
VIEWING

For further information or to arrange a viewing please contact the sole agents:

Contact: Neil Slade
Email: neil.slade@harrislamb.com
Mobile: 07766470384

SUBJECT TO CONTRACT

Unit 3, Radial Park, Birmingham Business Park, Birmingham, B37 7YN



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Plotted Scale - 1:12,929

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract