



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES ELAN HOUSE, PARK LANE, CASTLE VALE, BIRMINGHAM, B35 6LJ



38,242 sq.ft (3,552.78 sq.m)
(Approx. Gross Internal Area)

- Site area of approximately 1.90 acres (0.76 ha)
- Junction 5 M6 Motorway approx. 2 miles distant





Location:

The premises is accessed off Park Lane, Castle Vale, Birmingham.

National motorway access is provided via Junction 5 of the M6 Motorway being approximately 2 miles distant and Junction 9 of the M42 which is 3 miles distant.

Birmingham City Centre is approximately 7 miles to the Southwest.

Description:

The premises comprise of a detached industrial/warehouse premises accessed from Park Lane, Castle Vale.

The specification is as follows:

- Steel portal frame construction
- Eaves height ranging between 4 to 5.5m
- 14 dock loading doors
- 1 Level access door
- The warehouse is lit
- Part 2 and part 3 storey brick built office accommodation including staff welfare and WC facilities
- Self-contained secure site extending to 1.90 acres

Accommodation:

	sq. ft.	Sq. m.
Warehouse	23,685	2,200.41
Warehouse Rear Section	3,971	368.91
2 Storey Office	3,368	312.89
Link section	1,234	114.64
3 Storey Office	5,984	555.93
Total Approx Gross Internal Area	38,242	3,552.78

Tenure:

A new lease is available for a term of years to be agreed.

Rental:

£248,573 per annum, exclusive

Rates:

Rateable Value (2023): £125,484

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.

Legal Costs:

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

EPC:

EPC Rating: **C** (73)

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Money Laundering:

The money laundering regulations require identification checks are 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.





Viewing:

Strictly via joint agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

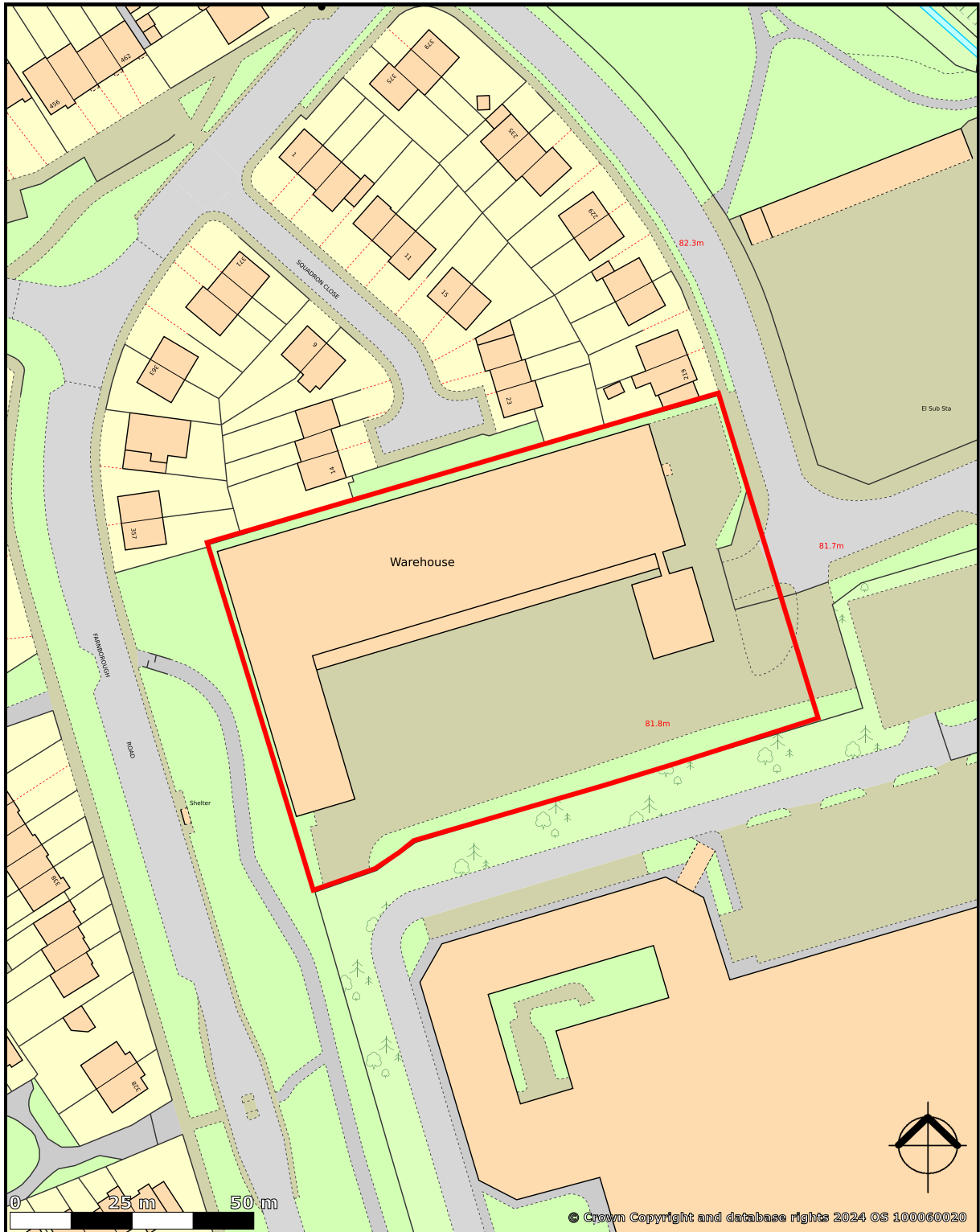
Contact: Thomas Morley
Email: thomas.morley@harrislamb.com
Tel: 07921 974 139

Or Bulleys (Oldbury)
Tel: 0121 544 2121

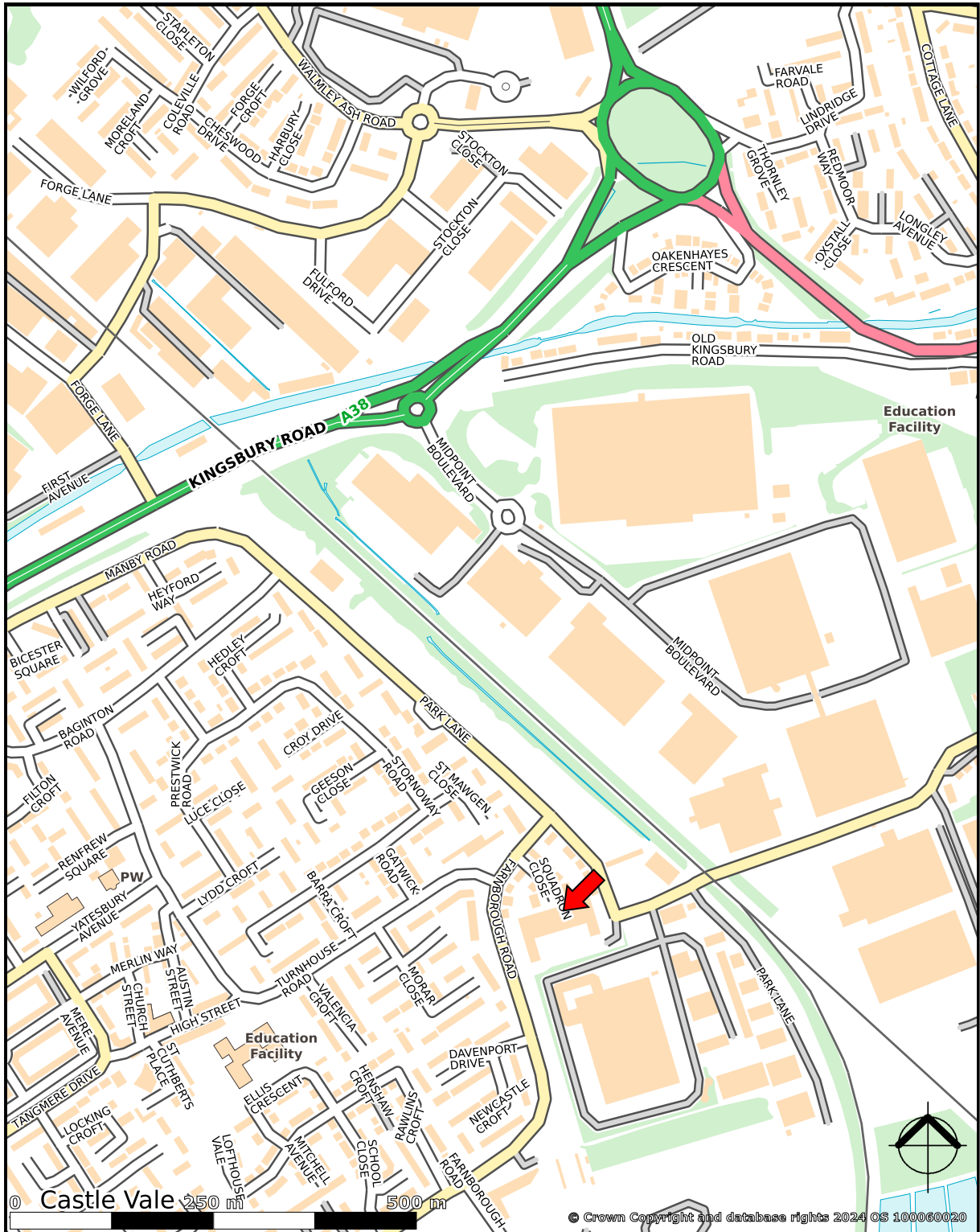
Ref: G7381
Date: June 2024

Subject To Contract





Elan House, Park Lane, Castle Vale, Birmingham, B35 6LJ



created on **edozo**

Plotted Scale - 1:7,500

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