

# ERDINGTON42

ERDINGTON INDUSTRIAL PARK, BIRMINGHAM, B24 0RD



**BRAND NEW INDUSTRIAL/WAREHOUSE WITH SECURE YARD**

HIGH POWER AVAILABLE (UP TO 500 KVA)

**TO LET 42,009 sq ft (3,903 sqm) approx**



## LOCATION

Erdington 42 is situated on Erdington Industrial Estate, an established industrial/warehouse estate off the A452 (Chester Road), immediately accessed off the main A38. This in turn provides excellent road links to J5 (M6) approximately one mile to the south and J6 Spaghetti Junction, approximately two miles to the south-west, therefore providing good roads links to the National Motorway Network.

Birmingham City Centre is five miles to the south-west with direct access off the main A38.



## SPECIFICATION

Erdington 42 will comprise a brand new, high-specification, detached industrial warehouse unit with offices, demised yard and parking areas. The property will benefit from the following:

- Steel portal frame
- 11m eaves (10m clear working height)
- 50kN/m<sup>2</sup> floor loading
- Up to 500 kVA electric supply
- Photovoltaic panels providing an additional 12.7kw
- 3 ground level loading doors (3.5m wide x 4.5m high)
- 2 dock loading doors (2.8m wide x 3.0m high)
- 43m yard depth
- 36 car parking spaces
- 4 electric vehicle charging bays
- Lift to first floor offices
- Comfort cooled offices

## APPROXIMATE FLOOR AREA

Warehouse	37,930 sq ft	(3,524 sq m)
1st Floor Offices	4,079 sq ft	(379 sq m)
<b>Total GIA</b>	<b>42,009 sq ft</b>	<b>(3,903 sq m)</b>

## TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

## SERVICES

All mains services will be provided to the property, including the provision of a high-voltage power supply of up to 500 kVa and photovoltaic panels.



**42,009 sq ft**

## LEGAL COSTS

Each party to bear their own.

## VAT

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

## SERVICE CHARGE

An annual service charge is levied for the maintenance and upkeep of common areas. Further details are available from the agents.

## RENT

Quoting rent on application.

## EPC

To be assessed.

## BREEAM

Target BREEAM rating of Very Good.

## BUSINESS RATES

To be assessed.

## PLANNING

The property will provide unencumbered planning for any use falling under E, B2 or B8 of The Town & Country Planning Act 1990.



For viewing and further information please contact:

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