

# **New Multi-Let Industrial Warehouse Scheme (Phase 1). TO LET.**



*Hay Hall Business Park, Redfern Road, Birmingham  
B11 2BE .  
5,042 – 30,604 sq.ft.*



## PROPERTY SUMMARY.

Phase 1 comprises seven units formed over two terraces. Phase 1 is currently under construction due to practically complete in Q2 2023. These units will be of steel portal frame construction benefitting from the following specification:

- 9.1m Eaves Height
- Single ground level access door
- 24-hour manned gated security
- Forecourt loading provisions
- Forecourt demised parking
- Generous power supplies provided to each unit
- Ability to combine units suitable for B2 and B8 use classes.

## LOCATION.

The property is situated on Hay Hall Business Park, accessed via Redfern Road, in a well-established industrial location in Tyseley. The subject is positioned circa. 5 miles to the southeast of Birmingham City Centre.

The area benefits from excellent transport links, served by the Coventry Road (A45) which provides direct access to the city centre, Birmingham International Airport as well as Junction 6 of the M42 Motorway. The Warwick Road (A41) is also near to the subject, which also provides direct access to the city centre, and Junction 5 of the M42. The M42 provides strong links to the wider Midlands Motorway network, including the M40, M5, M6 and M6 Toll, with connections to Coventry, Wolverhampton, Stafford, Stoke-on-Trent, Manchester, London and Bristol.

Birmingham Airport is located 4 miles southeast of Tyseley whilst East Midlands Airport is located 32 miles to the northeast. In terms of rail services, Tyseley Train Station is located 0.4 miles south of the subject property and provides regular direct local line services to Birmingham Moor Street and Birmingham Snow Hill with the fastest journey time of 5 minutes. Other services include to Worcester Foregate, Stourbridge Junction, Stratford upon Avon, Banbury and Dorridge.

## TERMS.

Flexible lease terms available by way of a new lease on fully repairing and insuring terms.

## RENT.

On application

## SERVICES.

Interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

## LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

## VAT.

VAT may be payable on any transaction at the prevailing rate.



# Phase 1 - Hay Hall Business Park.

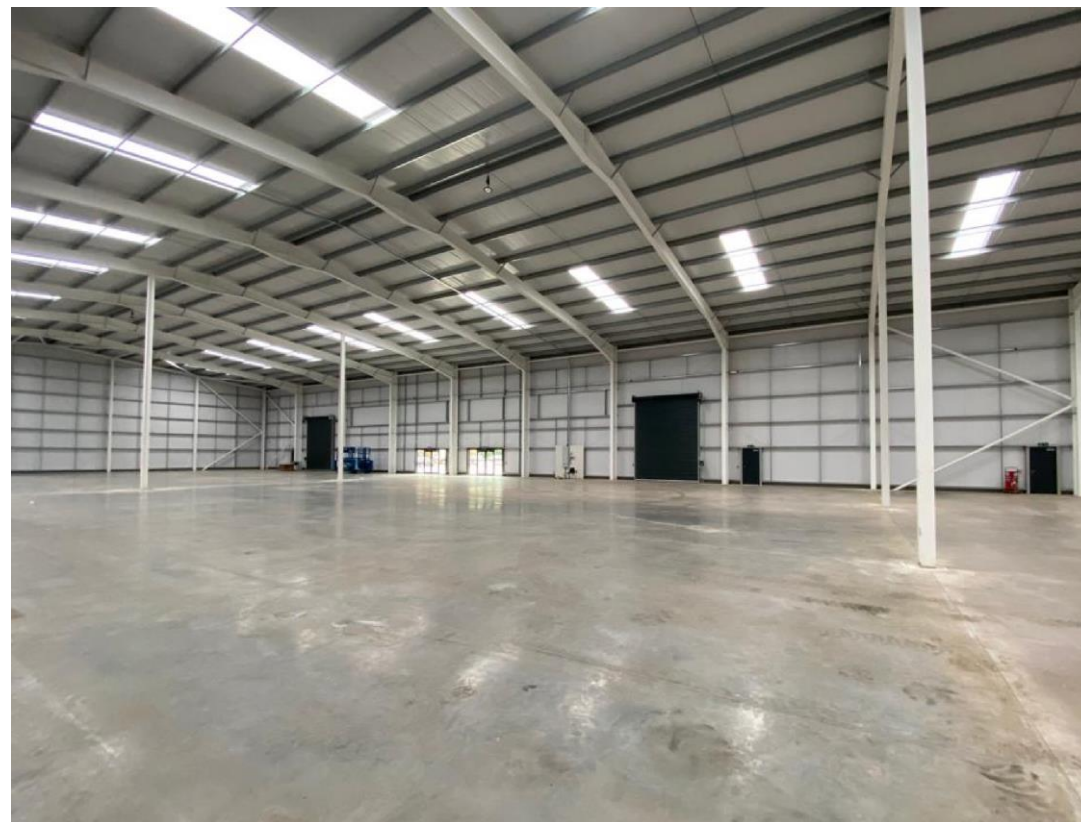
## Accommodation Schedule.

Accommodation	Sq m (GIA)	Sq ft (GIA)
Unit A1	470.90	5,069
Unit A2	468.42	5,042
Unit A3	468.42	5,042
Unit A4	470.90	5,069
Unit B1	880.75	9,480
Unit B2	877.42	9,444
Unit B3	1,085.09	11,680
<b>Total</b>	<b>4,721.90</b>	<b>50,826</b>

## Phase 1 - Block A1-A4.



## Phase 1 - Block B1-B3.



# Contact.



For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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[Particulars dated [ 20/03/2023 ]. Photographs and videos dated [14/03/2023 ]. ]

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