

BHX 60

VALEPITS ROAD

GARRETT'S GREEN, BIRMINGHAM B33 0TD

TO LET

Available Immediately



INDUSTRIAL / DISTRIBUTION WAREHOUSE **59,479 SQ FT (5,525.7 SQ M)**

- Detached Self-Contained Warehouse Premises
- 6.65m Eaves Height
- Dock and Level Loading Doors
- Secure Loading Yard
- Close Proximity to both JLR Plants

UNDERGOING FULL REFURBISHMENT

MRE

MERCIA REAL ESTATE



Location

Garretts Green is a popular business and industrial area which lies 5.5 miles east of Birmingham City Centre and forms part of the council constituency of Yardley.

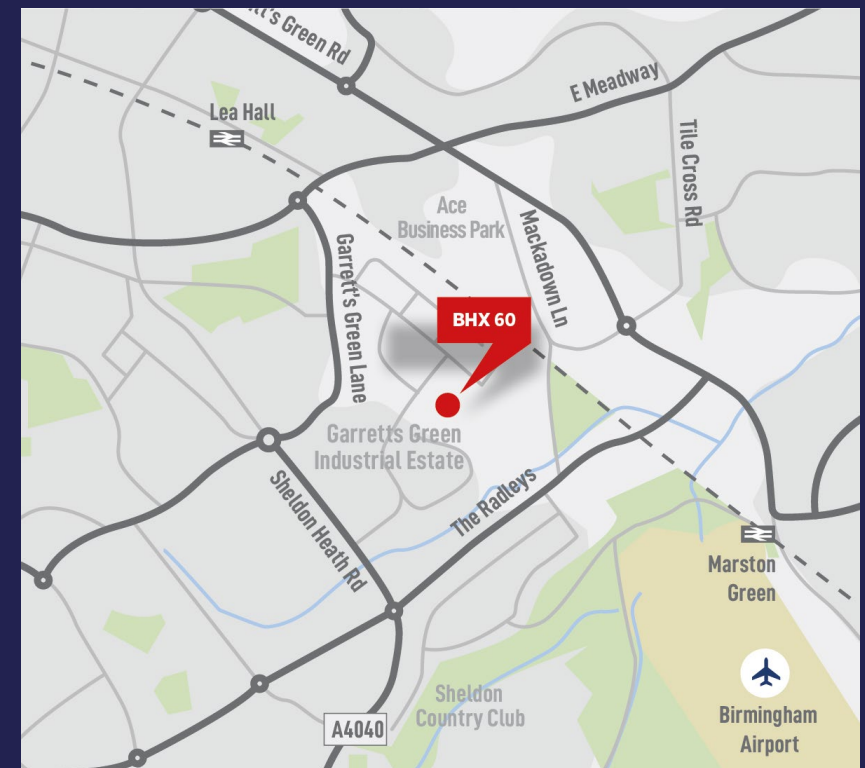
It is situated 4.5 miles north of Solihull and equidistant between the Jaguar Land Rover plant in this area and the Castle Bromwich plant.

Junctions 4 and 5 of the M6 are located 2.5 miles to the north east and Junction 6 of the M42 is 4.5 miles to the south east. The primary routes into Garretts Green are the A4040 Church Road and the A45 Coventry Road which leads to Birmingham Airport, approximately 4 miles to the south east.

Situation

The property is located on Valepits Road within the industrial area of Garretts Green which was established in the 1960s. A mixture of commercial and industrial premises are located off Granby Avenue, which links to Garretts Green Lane and provides access to the A4040 and A45.

The commercial areas within Garretts Green are located to the north east of the suburb and major occupiers include DVLA, ABL Limited and Pluto Plates Limited.



Description / Specification

The premises comprise self-contained industrial / warehouse unit constructed in the late 1970's / early 1980's, offering the following specification:

- Open plan double storey office accommodation
- 6.65m eaves height
- 6 dock loading doors
- 2 level access loading doors
- Lighting to the warehouse
- Secure loading yard
- 41 car parking spaces
- 2.8 acre site area



Accommodation

Warehouse	4,725.3 sq m	50,863 sq ft
Offices	800.4 sq m	8,616 sq ft
TOTAL	5,525.7 sq m	59,479 sq ft

Planning

B1, B2 & B8

Business Rates

Rateable Value - £252,500

Rates Payable - £127,260

Tenure

The premises are available by way of a new FRI Lease on terms to be agreed.

Quoting Rent

On application

EPC

C - 63

Viewing

By prior appointment with the agents



JAMES CLEMENTS

07436 165 015

James.clements@knightfrank.com

EDWARD KENNERLEY

07972 187 779

edward.kennerley@knightfrank.com



Pictures to be updated. Pictures included were taken preoccupation.

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