

MODERN INDUSTRIAL WAREHOUSE AVAILABLE TO LET

PRELIMINARY DETAILS



Block H Vantage Way, Erdington, Birmingham B24 9GZ
116,826 SQ FT (10,853.39 SQ M)



LOCATION

The property is strategically positioned within a prime industrial location on Vantage Way in Birmingham neighbouring the well establish Jaguar Land Rover and Fort Dunlop sites.

The property benefits from strong access to the national motorway network with Junctions 5 and 6 of the M6 situated 1.2 miles and 2.9 miles away respectively. The M6 provides quick access to Birmingham City Centre via the A38(M) and benefits from excellent connectivity to the M42 and M40 to the south and the M5 and M54 to the north.

Birmingham Airport is positioned 7.9 miles to the south east via the M6 and A452. In terms of rail services Aston Train Station and Gravelly Train Station are situated 3.5 miles and 2.9 miles to the west which link directly to Birmingham New Street and in turn the national rail network.



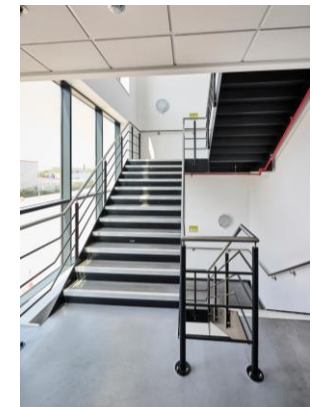
DESCRIPTION

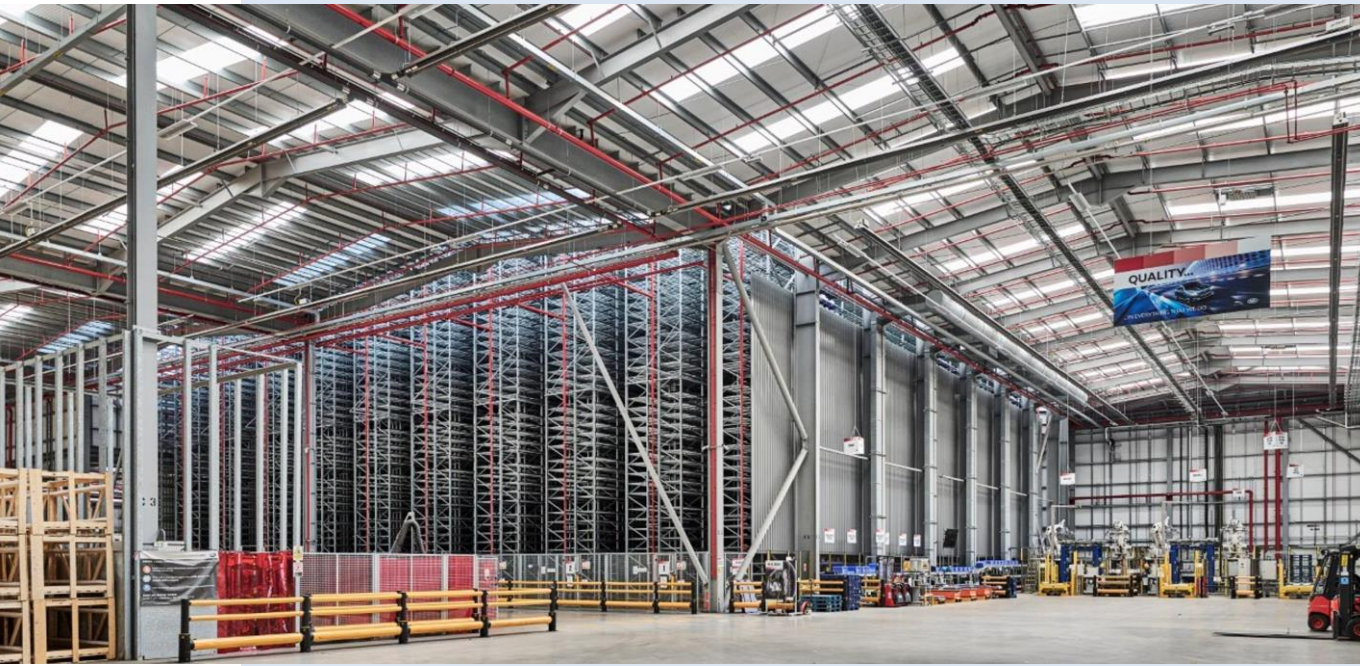
The property comprises a modern industrial warehouse unit benefitting from the following specification:

- 13m eaves height (rising to 21m in the high bay section)
- 12 Level access loading doors
- 52m yard depth (including canopy areas)
- 60kNm² floor loading
- 1.5 MVA power supply
- Fully fitted offices
- Canteen and welfare facilities
- To be refurbished

ACCOMODATION

Description	SQM	SQFT
Warehouse	9,088.81	97,832
Offices	1,764.58	18,994
Total	10,853.39	116,826
Canopy	1,415.18	15,233





TERMS

The premises is available on fully repairing and insuring lease terms for a term to be agreed.

RENT

Please contact a member of the team to discuss quoting terms.

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.

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 onsite and therefore cannot verify the condition.

RATEABLE VALUE

The property requires a reassessment. Interested parties are to make their own enquiries to the valuation office.

Contact.

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



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[Particulars dated [18.04.2024]. Photographs and videos dated [2023]

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