AVISON YOUNG

- **24,831 Sq Ft**
- **8 m haunch height**
- **32 m secure yard**
- **Separate car parking**
- **2 level access loading doors**
- **Situated 1.5 miles from J4 of M42**

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Description

The property is a modern detached industrial / warehouse unit benefiting from the following specification:

— 8 m haunch height

— 2 level access loading doors

— Two storey office accommodation

— To be refurbished

— 32m secure yard

— Separate car parking

Accommodation	Sq Ft	Sq M
Warehouse	21,373	1,985.62
GF Offices	1,903	176.79
FF Offices	1,555	144.46
TOTAL	**24,831**	**2,306.87**

Location

Unit 620 Solar Park is situated approximately 1.5 miles from Junction 4 of the M42, off Highlands Road on the outskirts of Solihull. This provides access to the motorway network within the M6 motorway within less than 10 miles and the M40 motorway within less than 4 miles. Birmingham City Centre is located 8.5 miles to the north via the A34 (Stratford Road), and Birmingham International Airport is within approximately 8 miles.

Business Rates

We understand that the property has a Rateable Value of £175,000 as listed on the Valuation Office Agency website.

Terms

The property is available to let on new Full Repairing and Insuring lease terms, for a period of time to be agreed.

VAT

VAT will be chargeable at the current rate.

EPC

The property will be re-assessed following completion of the refurbishment works with a target rating of B.

Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

Services

We understand this property has connections to all the usual mains services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties leasing the property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.

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Unit 620 Solar Park, Solihull, B90 4SH
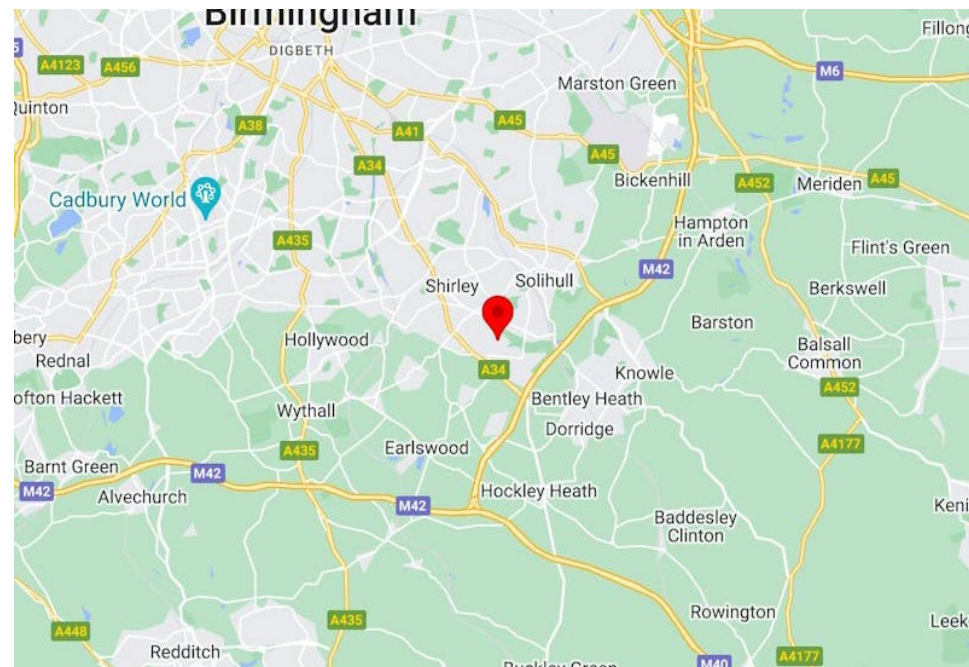
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To find out more, please contact

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