

TO LET - INDUSTRIAL

# UNIT 30 GRAVELLY INDUSTRIAL PARK

Tyburn Road, Birmingham, B24 8HZ



## Key Highlights

- 23,286 sq ft
- Approx 6.5m eaves height
- Allocated car parking
- B1/B2/B8 Planning permission
- End of terrace warehouse
- First floor offices of approx. 1,574 sq ft
- 24 hour manned security
- 0.6 miles from J6 of the M6 motorway

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## Description

Set in a landscaped setting, the estate covers 32.4 hectares (80 acres) and comprises 78 high quality production/ warehouse units totalling 1,100,000 sq ft ranging in size from 2,000 sq ft up to 285,000. The estate benefits from 24 hour manned security with CCTV and car registration plate reading system.

## Location

Gravelly Industrial Park is strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway. Junction 6 provides access to the M6 and the national motorway network and the Aston Expressway provides quick access to Birmingham and the Ring Road. The estate is accessed via the A38 Tyburn Road or the A47 Heartlands Parkway.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - Warehouse	21,712	2,017.11	To let	Available
1st - Offices	1,574	146.23	To let	Available
<b>Total</b>	<b>23,286</b>	<b>2,163.34</b>		

## Terms

The property is available by way of a new fully repairing and insuring lease upon terms to be agreed.

## Business Rates

Rateable Value 2023: £128,000

## EPC

The property has an EPC rating of B:37

## Services

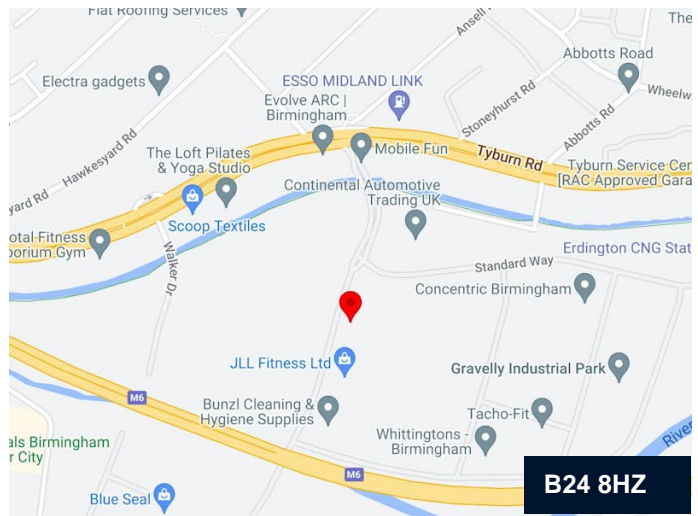
We understand that all mains services are connected to the site however interested parties should make their own enquiries.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## VAT

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



## Contact

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