



GRAVELLY

INDUSTRIAL PARK

TYBURN ROAD, BIRMINGHAM **B24 8HZ**



UNITS 23-26 / 21,160 - 84,757 SQ FT

NEWLY REFURBISHED WAREHOUSE / PRODUCTION UNITS TO LET

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AberdeenStandard
Investments



DESCRIPTION

Units 23-26 have been fully refurbished to include new warehouse/production roofs and refurbished offices. The units can be let separately or in 42,000 sq ft, 63,000 sq ft and 84,000 sq ft divisions.

ACCOMMODATION

A schedule of current availability, rents and EPC ratings is enclosed. For further details, please contact the agents.

UNIT	SQ FT	SQ M	RATEABLE VALUE
23	21,277	1,976	£96,500
24	21,160	1,966	£99,000
25	21,160	1,966	£99,500
26	21,160	1,966	£90,000
TOTAL	84,757	7,874	£394,000

*Approx. Gross Internal Floor Areas

SERVICES

The estate benefits from all mains services (gas, water, electricity and drainage).

VAT

The estate is VAT elected, therefore all payments will be subject to VAT at the prevailing rate.

LEASE TERMS

The available units are offered on flexible fully repairing and insuring lease terms.

SPECIFICATION



STEEL PORTAL
FRAME CONSTRUCTION



CONCRETE SERVICED
YARD AREAS



EPC RATINGS FOR
UNITS; C(59)



24 HOUR MANNED
SECURITY



11 MILES FROM
BIRMINGHAM AIRPORT



ALL MAIN SERVICES



0.6 MILES FROM J6 OF
THE M6 MOTORWAY



ALLOCATED
CAR PARKING



B1/B2/B8 PLANNING
PERMISSION



6.5M EAVES



A38 TYBURN ROAD



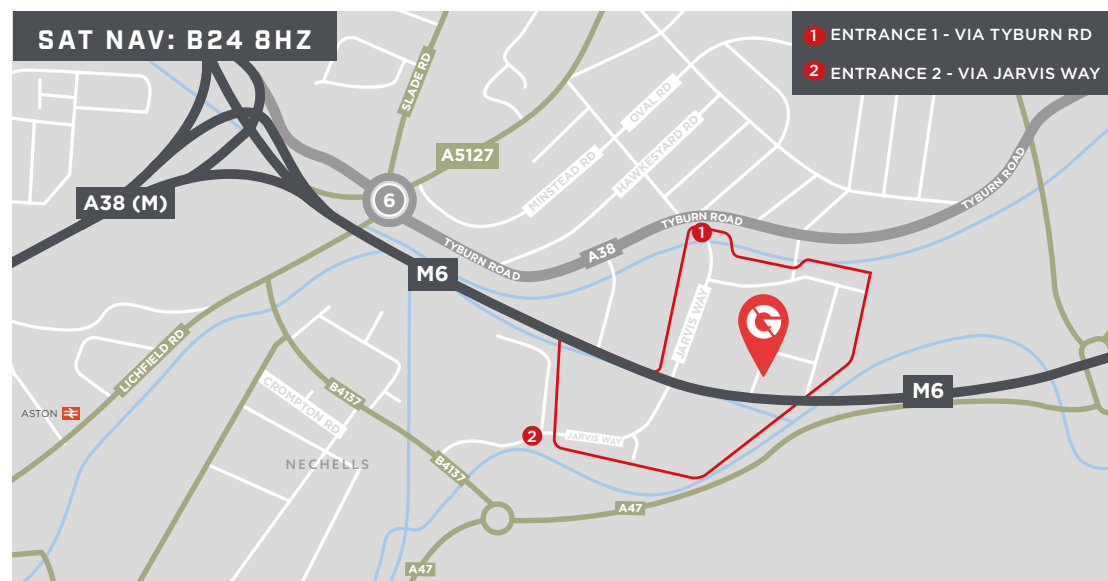
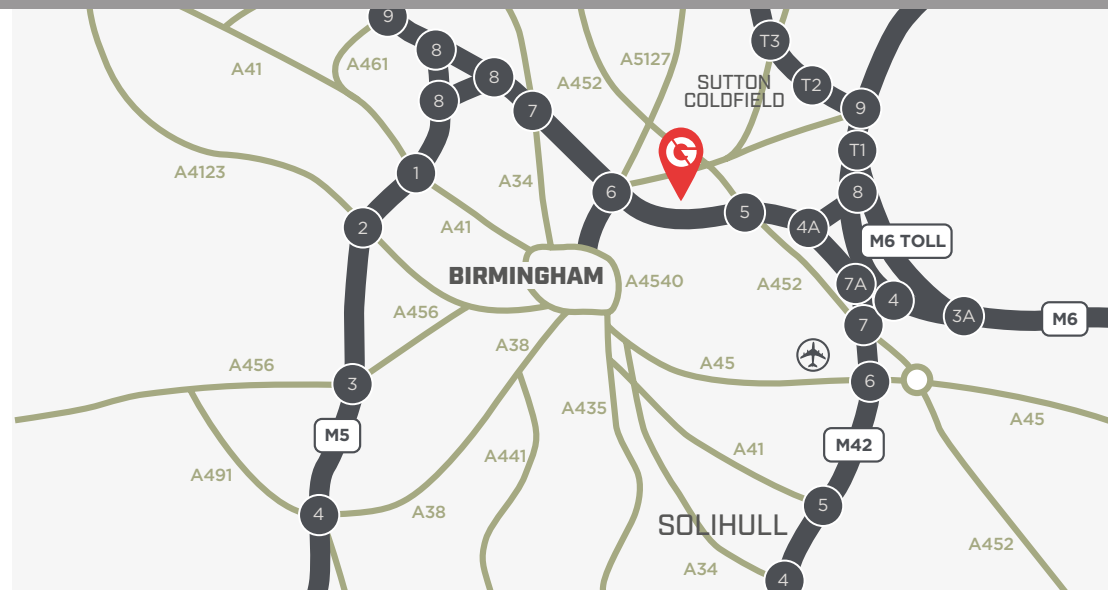
**SET IN A LANDSCAPED SETTING, THE ESTATE COVERS 32.4 HECTARES (80 ACRES)
AND COMPRISES 78 HIGH QUALITY REFURBISHED PRODUCTION/WAREHOUSE UNITS
TOTALLING 1,100,000 SQ FT RANGING IN SIZE FROM 2,000 SQ FT UP TO 205,000 SQ FT.**

LOCATION

Gravelly Industrial Park is Birmingham's premier industrial and distribution estate, 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.

LOCATION	DISTANCE (MILES)
J6 M6	0.6
Birmingham City Centre	2.9
Birmingham International Airport	11.1
NEC	11.2
Coventry	21
East Midlands Airport	38.6



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