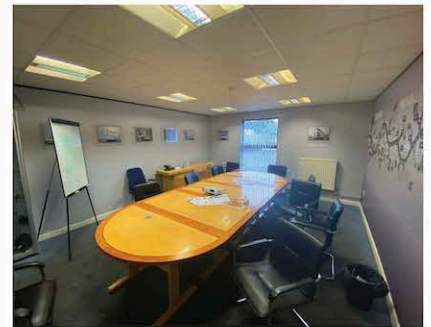
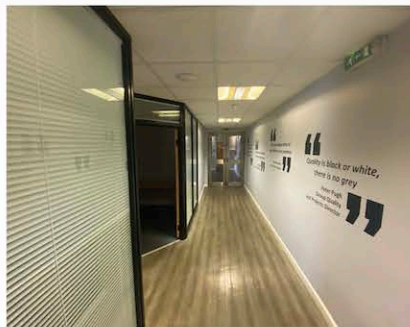


TO LET

UNIT C ELECTRA PARK,
ELECTRIC AVENUE,
WITTON, BIRMINGHAM,
B6 7EB

RENT £5.95 PSF



107,000 SQ FT (10,000 SQ M)

- Detached fully fitted warehouse
- Secure yard with 360 degree circulation
- Prime urban logistics location
- Good quality two storey integral offices
- 1.1 megawatts power supply

VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

GET IN TOUCH

☎ 0121 228 0000

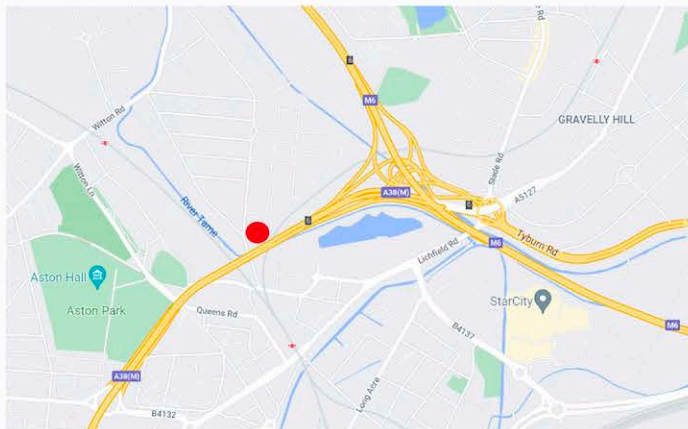
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High value, low cost, flexible business space to let throughout the UK



WAREHOUSE / INDUSTRIAL UNIT TO LET



LOCATION

Electra Park is located approximately 1 mile from Junction 6 of the M6 (Spaghetti Junction). The estate is accessed via Electric Avenue and is approximately 2.8 miles from Birmingham City Centre and is located outside the clean air zone.

CONNECTIVITY

M6 Junction 6	Approximately 1 mile
M6/M5 Interchange	6.5 miles
M6/M42 Interchange	7.5 miles
Aston Train Station miles	0.5 miles
Birmingham City Centre	2.8 miles
Birmingham New St Station	3 miles
Birmingham International Airport	12 miles

DESCRIPTION

The premises comprises a self-contained detached steel portal framed warehouse, with part brick and part clad elevations.

- Minimum working height of 5.25m rising to 8m to the apex
- 4 Level access loading doors
- 2 Dock loading door
- Fully fitted warehouse with LED lighting, heating and sprinklers
- Two storey offices / kitchen and toilet facilities
- Works canteen and toilets
- Secure service yard with 360 degree circulation
- Separate car parking to the front and over flow to rear of the yard
- 1.1 megawatts power supply

ENERGY PERFORMANCE RATING

The property currently has an EPC rating of D

BUSINESS RATES

Rateable Value	£292,500
Current rates payable	£149,760
<i>Year ending - April 2022</i>	

FLOOR AREAS

	Sq ft	Sq m
Warehouse	94,000	8,740
Ground Floor office/ reception	5,000	477
1st Floor office, canteen and storage	8,000	783
Total	107,000	10,000

LEASE TERMS

The unit is available on new fully repairing and insuring leases on terms to be agreed.

TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. September 21

THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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High value, low cost, flexible business space to let throughout the UK