

George Road Business Park,
Erdington, Birmingham, B23 7RZ



TO LET

Industrial, Warehouse & Storage Units
Sizes from 1,400 - 11,000 ft² - Can be Combined

Location

George Road is within easy access of the A38 and Junction 6 of the M6, leading to the M42, M5 and the national motorway network. Birmingham International Airport and the

The National Exhibition Centre is approximately 20 minutes away.

There are regular local bus services to and from Birmingham City Centre, Erdington and Sutton Coldfield and Gravelly Hill train station is within walking distance. A range of shops, cafes and supermarkets are also close by.

Description

The George Road Estate comprises a well-established commercial centre with three large office buildings and industrial space set in a 4.6-acre business park.

The subject units are situated to the rear of the estate and are concrete frame construction with full height blockwork elevations surmounted beneath a flat concreted roof incorporating roof lights.

The units have been configured to provide warehousing, workshop and storage space with each unit benefiting from a large electrically operated roller shutter and pedestrian access. Newly installed LED lighting and fire alarm are also provided.

The units can be combined providing a larger unit if required and allocated parking and loading is provided in front of the unit.

Accommodation and Rental

Unit Number	Size (ft2)	Rental (per annum)
Unit 1	2,500 plus canopy of 1,900	£12,500
Unit 2	4,400	£22,000
Unit 3	2,700	£13,500
Unit 4	1,400	£8,400

VAT

All costs are exclusive of VAT.

Business Rates

We understand the property will qualify for exemption under Small Business Rates Relief, subject to tenants' eligibility.

Planning Use

We understand property has consent for Use Class B2 and B8.

Service Charge

A charge will be levied to cover the cost of all services provided along with the maintenance and upkeep of the communal areas, security etc.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We understand only electricity is available to the property.

Legal Costs

Both parties are responsible for their own legal and surveyor's costs incurred during the transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on **0121 638 0500**

