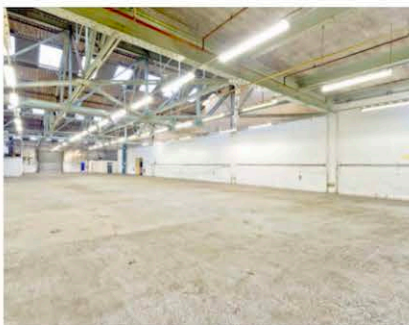


WAREHOUSE / OFFICE  
INDUSTRIAL / STORAGE  
SPACE

**TO LET**

ROVEX  
BUSINESS PARK,  
BIRMINGHAM



## ADDRESS AND SIZE

Birmingham, West Midlands, B11 2AF

185,517 sq ft

## SUMMARY

Top quality business park suitable for warehousing, light industry, trade centre and a variety of service industries.

## 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!

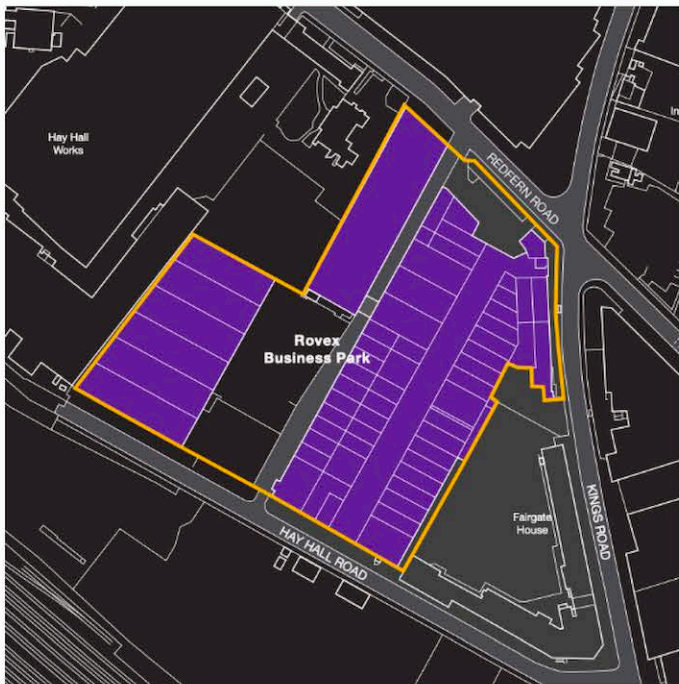
## GET IN TOUCH

☎ 0121 228 0000

🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



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



## 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



0121 228 0000  
 pallmallestates.co.uk  
 High value, low cost, flexible business space to let throughout the UK

## DESCRIPTION

Top quality business park amounting to 180,000 sq ft, comprising 67 modern industrial units suitable for warehousing, light industry, trade centre and a variety of service industries. Also included within the site is a 12,000 sq ft landmark office suite suited to leisure, media or head office use.

A covered thoroughfare with 1,000 sq ft - 5,000 sq ft units forms the enterprise hub at the business park's centre. Radiating outwards at Rovex are 9,000 sq ft single-storey warehouses, along with deep storage facilities. Car parking is extensive on this large, well-maintained estate.

Rovex business park's facilities include an on-site Estate Manager, CCTV and a security presence from 4pm – 7am.

## LOCATION

Access to Rovex Business Park is via the King's Road in the Tyseley industrial area of Birmingham. The site is ideally located mid-way between Birmingham International Airport, NEC and Birmingham City Centre. It also has excellent motorway connections being just a short drive from M42, M6 and M40. There is also a regular rail link into Birmingham New Street via Tyseley station.

## UNIT SIZES

	Sq ft	Sq m
<b>Warehouses with turning</b>		
6 units	9,000	836
<b>Mixed use units</b>		
50 units from	1,000	93
to	5,000	465
<b>Deep storage units</b>		
7 units from	3,000	278
to	5,000	465
<b>Offices</b>	12,000	650

## FEATURES

- Mixed use industrial & warehouse units
- Ample car parking
- Well maintained estate
- CCTV
- Onsite manager
- Onsite security 6am – 6pm

## APPROXIMATE DRIVING DISTANCES

M42 - Junction 5	5.7 mile
Birmingham Int. Airport	6.5 miles
NEC	7.3 miles
Coventry	15 miles
Wolverhampton	18 miles

## LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

## TERMS & CONDITIONS

Subject to contract - Misrepresentation Clause - Conditions under which particulars are issued by Pall Mall Estates for themselves, for any agent and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are for sale on a general outline and for the guidance of intending purchasers or lessees and are not conclusive, nor constitute part of, or offer in contract or an agreement, disposition, reference to conditions and necessary permission for use and occupation, and other details, and given in good faith and are intended to be correct but any intending purchaser or lessee should not rely on them; or (ii) statements or representations of fact but not legal advice are given by or on behalf of Pall Mall Estates or any agent, and any agent, agent, has any authority to make or give any representation or warranty, whether in relation to this property, or all details and prices are quoted exclusive of VAT December 2014.