

# TO LET

## High Bay Industrial Units



1575 – 1585 BRISTOL ROAD SOUTH, LONGBRIDGE B45 9UA

- ▶ From 6,609 sq ft (614.04 sq m) to 14,628 sq ft (1,359.04 sq m)
- ▶ High bay industrial warehouses
- ▶ 5 cranes onsite (up to 5 tonne)
- ▶ Units available together or separately
- ▶ Situated on the A38, adjacent to the Longbridge regeneration site
- ▶ Excellent links to the M5 and M42 motorways



### GJS Dillon

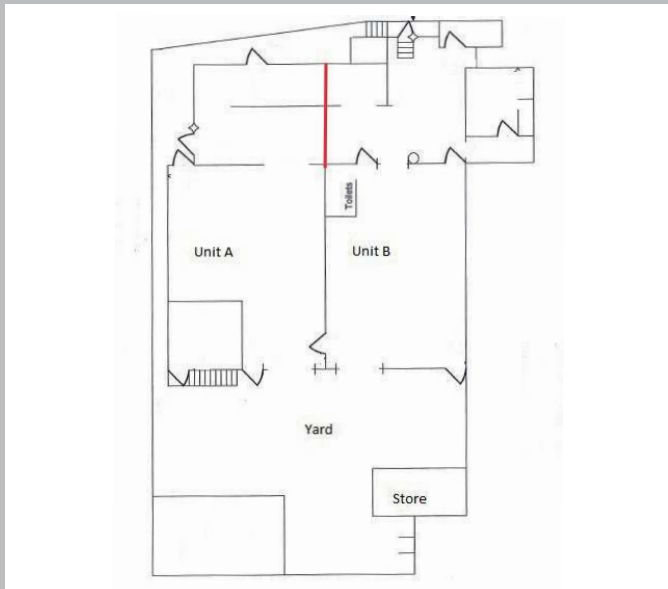
The Commercial Property Consultants

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# 1575 – 1585 BRISTOL ROAD SOUTH, LONGBRIDGE B45 9UA



### LOCATION

The property sits on the A38 (Bristol Road) one of the main arterial roads leading to Birmingham city centre. The A38 connects Birmingham, Edgbaston, Selly Oak and Longbridge. Junction 4 of the M5 motorway is approximately two and a half miles south west of the property, providing excellent links to the M5, M42 and wider motorway network.

### Description

The property comprises a high bay industrial unit that is reflective of a former engineering past which serviced the Longbridge plant. There is a natural division which would provide the opportunity for the property to be split into two smaller units. Internally the property has the following specifications;

- Unit A eaves height 9.3m
- Unit B eaves height 6.3m
- 5 cranes onsite (500g to 5 tonne)
- Office accommodation to the rear of unit B
- Gas fired blowers in warehouse
- Roller shutter doors
- Pedestrian access
- Yard area

Unit A	6,609 sq ft	614.04 sq m
Unit B	8,019 sq ft	745 sq m
<b>Total</b>	<b>14,628 sq ft</b>	<b>1,359.04 sq m</b>

### Rating Assessment

The property is currently rated as a whole. The property will be reassessed once occupied.



### Guide Rental

Unit A £33,000 per annum exclusive  
Unit B £40,000 per annum exclusive

### TENURE

The property is available on a new business lease for a term of years to be agreed.

### VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

### Energy Performance Certificate (EPC)

The property has an energy performance rating of E

**Viewing and further information:**  
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These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

**GJS Dillon**

The Commercial Property Consultants

Embedded in the business community, we are experts in our field: changing the way commercial property is perceived in our region

