

To Let

Light Industrial Units

Key Business Park,
Kingsbury Road,
Erdington,
B24 9PT



From approximately 1,018 sq ft to 3,081 sq ft

- Very Prominent site on Kingsbury Road
- Tall buildings for this size of unit
- Great trade counter location

Location

Key Business Park is situated on Kingsbury Road, Erdington in an established industrial and commercial part of the City. The Estate is well located with easy access to the M6 (J4) at Castle Bromwich and M42 (J9) at Minworth. Additionally, the M6 Toll is accessible from the Sutton Coldfield By-Pass (A38) and which leads on to Lichfield, Derby, and the M1 motorway.

Kingsbury Road is a main thoroughfare through Birmingham and the estate is very prominent.

Description

The modern single storey units are part brick build, part steel profile clad, portal framed with concrete floor, electrically operated roller shutter doors, toilet facilities and eaves height of about 5.5m.

A variety of sizes might be available by combining units. Generous car parking and loading space is available.

Accommodation

Unit	Sq Ft
5	3,081
6	1,018

Services

All main services are connected to the unit. KWBB have not inspected the services.

Rent, Rates and Service Charge

Unit	Rent (PA)	Service Charge
5	£18,500	£1,933.51
6	£11,200	£630.09

EPC

The EPC rating for Units 5 is C and Unit 6 is D.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewings

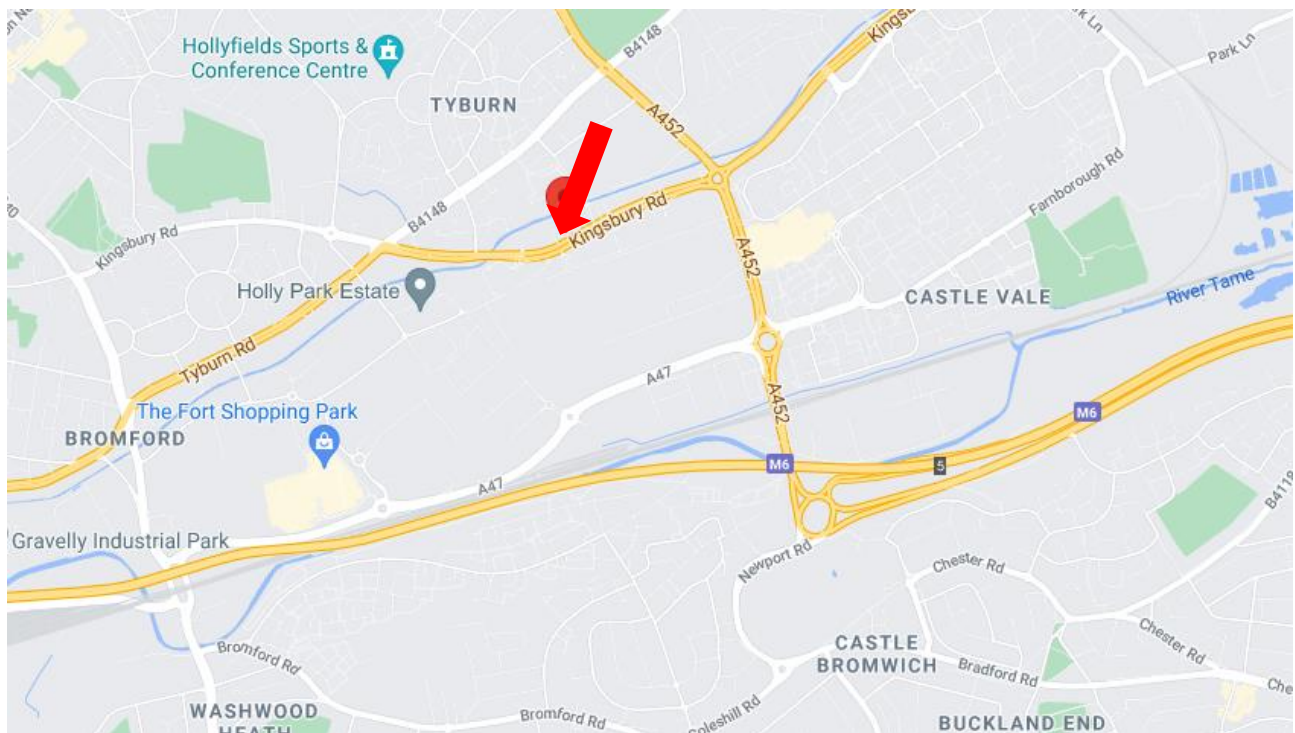
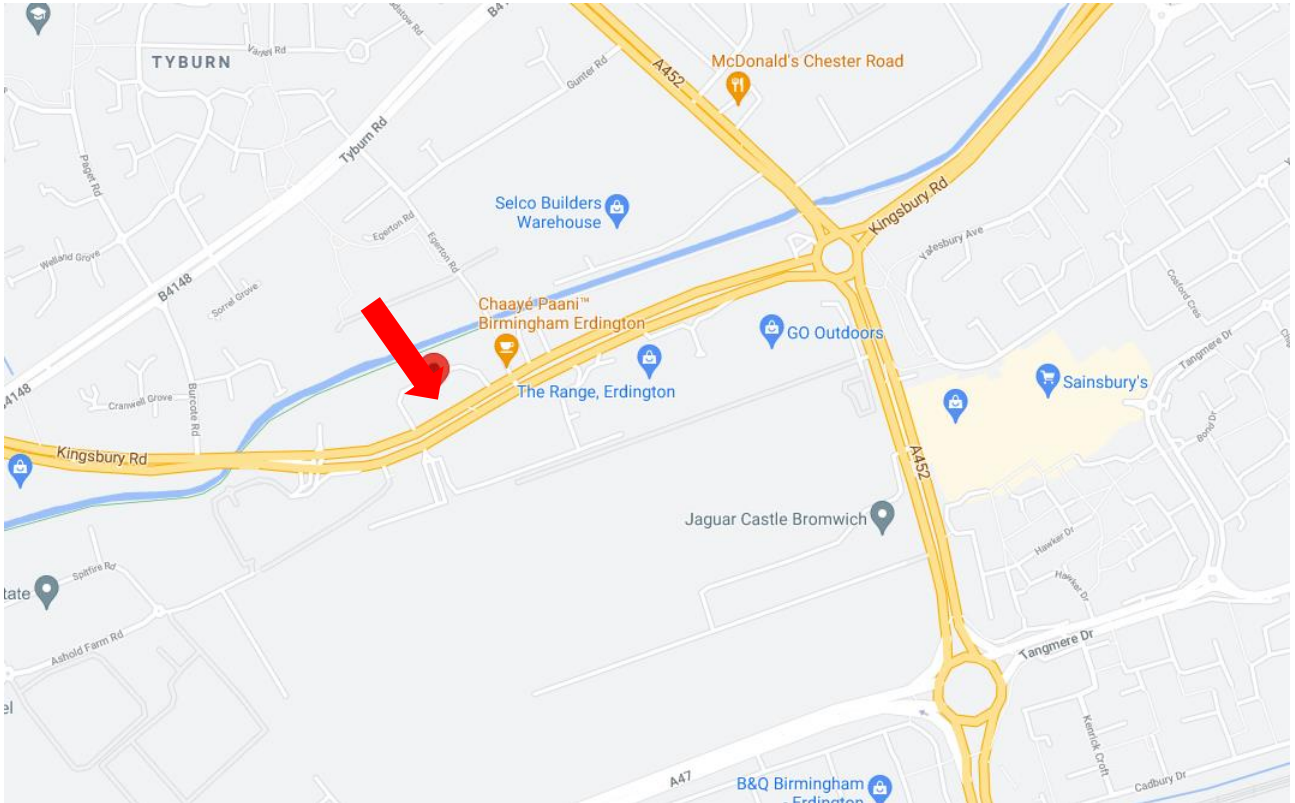
Strictly by appointment with the agents.

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Business Protection Regulations

Business Protection from Misleading Market Regulations 2008 – Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give noticed that:

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