



WAREHOUSE INDUSTRIAL/TRADE UNITS

5,000 - 21,854 SQ FT (464.5 - 2,030 SQ M)

TO LET



ADJACENT
TO M6



ESTABLISHED
ESTATE



OUTSIDE
CLEAN AIR ZONE



ROLLER
SHUTTER DOORS



CLEAR EAVES
HEIGHT 5.6-6.5M



YARDS/
CAR PARKING



DESCRIPTION

The units are of steel portal frame construction with part brick part profile clad elevations beneath a pitched roof incorporating translucent roof lights.

The estate provides an attractive, well located working environment with a variety of occupiers including distribution, manufacturing, trade counter and office users.

ACCOMMODATION

For details of current availability please see schedule attached.

SPECIFICATION

- T Ground level access shutter doors
- T Approximate eaves 5.6 - 6.5m
- T WC's
- T Integral offices with each unit
- T Allocated parking

LEASE TERMS

The units are available on new full repairing and insuring leases.



VIEWING For further information please contact



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BUSINESS RATES

Please refer to availability schedule.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

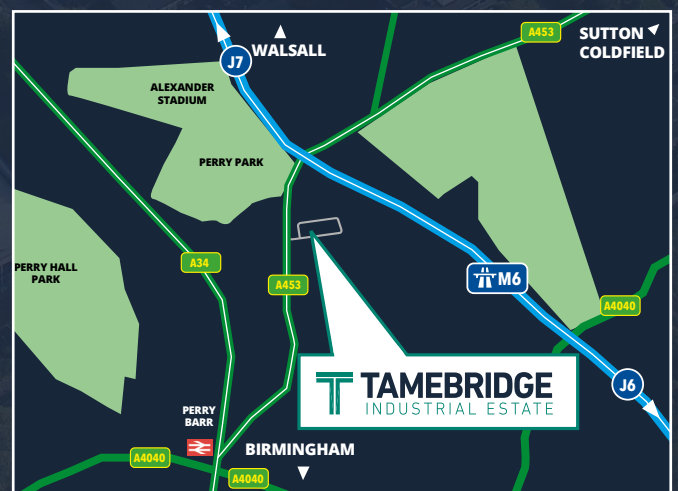
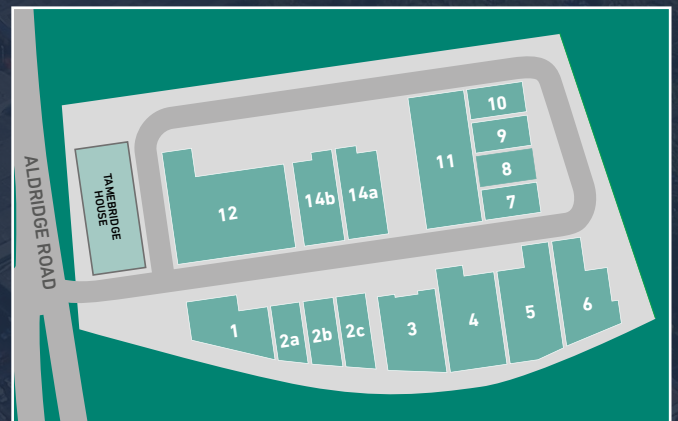
All figures quoted are exclusive of VAT.

ENERGY PERFORMANCE RATING

EPC's available on request.

LOCATION

Tamebridge Industrial Estate is situated approximately 3 miles north of Birmingham city centre on the A453 Aldridge Road. National motorway access is provided via junctions 6 and 7 of the M6 motorway, approximately 2.5 miles distant with connections to major roads and other major industrial estates.



CARBON.VIEW.HERDS Sat Nav: **B42 2TX**

Unit	Size	EPC	Rent
Unit 2B	5,321 sq ft	D94	UNDER OFFER
Unit 10	5,017 sq ft	B69	£42,644 per annum (£8.50 per sq ft)
Unit 14a (available Q2 2024)	11,524 sq ft	C75	£92,096 per annum (£8.00 per sq ft)



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