



TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES

UNIT 7 NETWORK PARK, SALTLEY, BIRMINGHAM, B8 1AU



10,084 sqft

(936.83 sqm) approx GEA

ABILITY TO PROVIDE UP TO 25,000sqft APPROX (COMBINE WITH UNIT 6)

FULLY REFURBISHED WITH LED LIGHTING

8m EAVES AND INTEGRAL TWO STOREY OFFICES

DEMISED PARKING AND YARD AREA



LOCATION

Network Park is situated within the Heartlands area of Birmingham, approximately 1 mile to the north-east of Birmingham City Centre.

The estate is located off Duddeston Mill Road (B4132), providing access to the Birmingham Middle Ring Road (A4540). The Ring Road gives direct access to the Aston expressway (A38) and Junction 6 of the M6 motorway (approximately 2 miles distant).

DESCRIPTION

The property comprises a mid-terrace industrial/warehouse of steel portal frame construction with a pitched profile clad roof incorporating translucent roof lights. The elevations are of part brick/block and part profile clad infill and the floor is concrete.

The warehouse also benefits from new LED lighting, approx. 8m eaves height and an overhead sectional door to the front elevation. Office accommodation is provided to the front of the property at ground and first floor level. The ground floor provides an open plan office, reception area, W.C and kitchen facilities. The first floor provides further open plan offices and W.C facilities.

Externally, a loading area and car parking is provided.

ACCOMMODATION

Warehouse & Offices	Sq. m.	Sq. ft.
Total GEA (approx)	936.83	10,084

TENURE

The unit is available on a new full repairing and insuring lease on terms to be agreed.

RENTAL

Rent based on £8.25 per sqft

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common areas and on-site security. Further details are available upon request from the agents.

BUSINESS RATES

Rateable Value (2017): £54,500

EPC

EPC Rating: C (64)

PLANNING

We understand the premises are located within the local plan as an area of employment land and therefore qualify for E(g), B2 or B8 uses. Interested parties are to make their own enquiries.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS

Each party to bear their own.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING

Strictly via sole agents

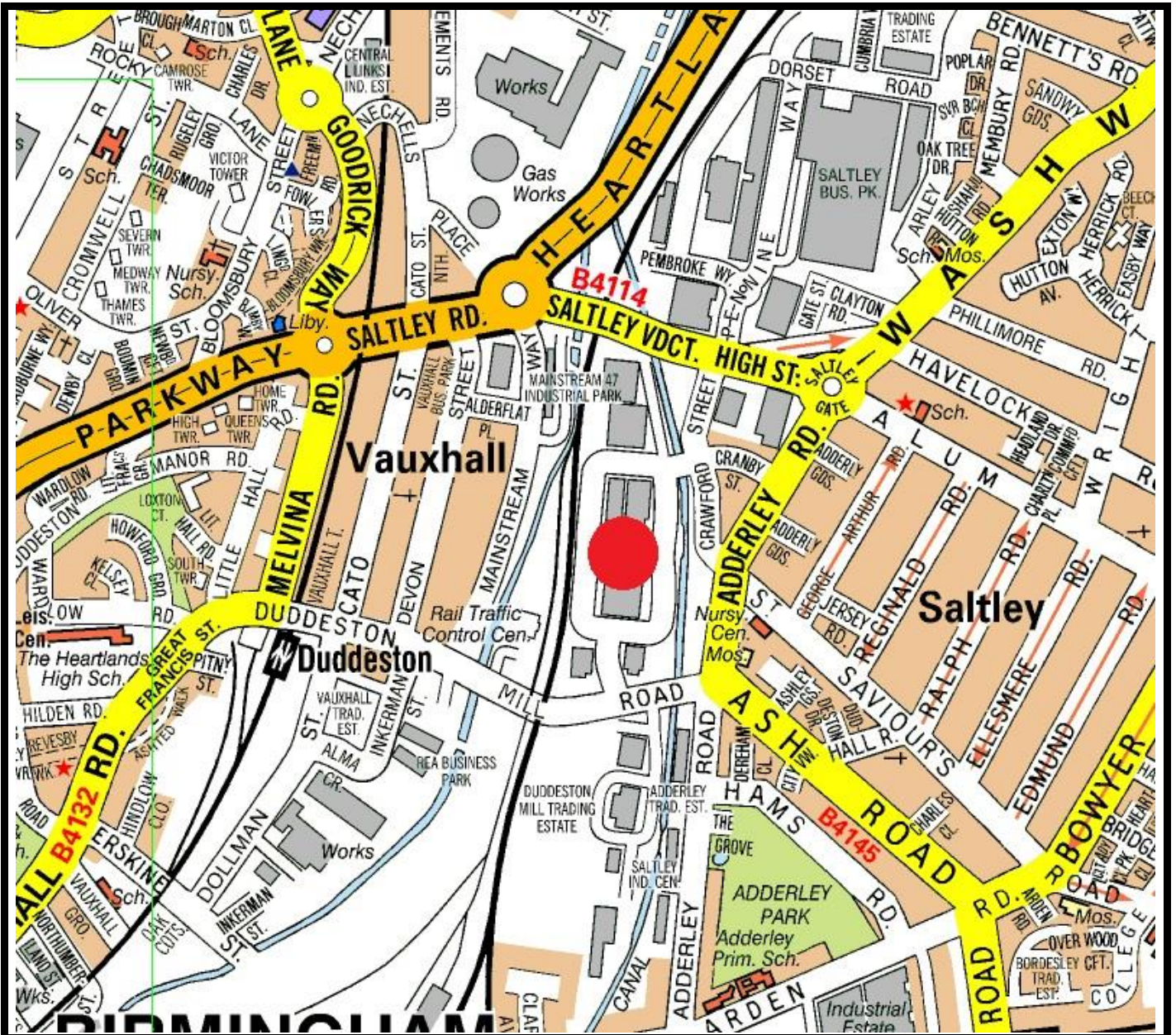
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Ref: G2737
Date: April 2022

Subject To Contract



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Not to Scale
 For identification purposes
 only.

harrislamb
 PROPERTY CONSULTANCY