

Unit 1 BSA Business Park, Armoury Road, Birmingham, B11 2RQ



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

Modern Warehouse Premises

Gross Internal Area: 24,300 ft² (2,257.52 m²) approx.

Location

The property is situated fronting Armoury Road, off Golden Hillock Road in the Small Heath area of Birmingham.

Golden Hillock Road provides direct access to the A45 Small Heath Highway allowing for convenient access to Birmingham City Centre and national motorway network.

Birmingham International Airport and the NEC are also within close proximity being less than 6 miles via the Coventry Road.

Commuter rail services to Birmingham New Street Station are within walking distance and numerous bus services operate close by.

Description

The property comprises a modern detached warehouse of steel portal frame construction surmounted by a single pitched profile metal clad roof which is insulated and incorporates translucent roof lights.

Two storey office accommodation is provided to the front of the building and comprises a mix of open plan and cellular space with welfare facilities.

The warehouse has been constructed to a high standard and benefits from concrete flooring, two large level loading doors, 40KW electricity supply and a minimum eaves height of 6m.

Externally the property benefits from secure car parking to the front of the building and rear yard which is secured via palisade fencing with double gated entrance from Armoury Road.

Accommodation

Total (GIA) - 24,300 ft² (2,257.52 m²) approx.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £135,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT which we understand is payable.

Energy Performance Certificate

Energy Performance Rating (D - 77)

Planning Use

We understand that the property has planning permission under use class B2 (General Industrial) and B8 (Storage and Distribution).

Services

We understand that all mains services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on:
0121 638 0500

