



PRELIMINARY DETAILS **TO LET**

INDUSTRIAL/ WAREHOUSE PREMISES

**20 GRANBY AVENUE, GARRETTS GREEN,
BIRMINGHAM, B33 0TL**



**From 28,000 sq. ft. (2,601 sq. m.)
up to 131,600 sq. ft. (12,226 sq. m.)**
Approx. Gross Internal Area

Site area of 6.6 acres (2.67 hectares)

- Available from mid 2019





Location:

The premises are located fronting Granby Avenue with return frontages to Bannerley Road on the Garretts Green Industrial Estate, Garretts Green.

Birmingham City Centre is approximately 8 miles distant.

National motorway access is via Junction 6 of the M42 (approximately 3 miles) and Junction 5 of the M6 (approximately 3 miles)

Description:

The property comprises of a range of interconnecting industrial/ warehouse bays on a regular shaped broadly rectangular site.

The specification is as follows:

- 5 district bays
- 4.5 to 6m eaves height (approximate)
- Multiple vehicular access points from Granby Avenue and Bannerley Road.
- Mixture of dock and level access loading
- Whole site extends to approximately 6.6 acres (2.67 ha)
- Office accommodation available

Accommodation:

| Bay | sq. m. | sq. ft. |
|---|---------------|----------------|
| A | 4,915 | 52,900 |
| 1 | 2,601 | 28,000 |
| 2 | 1,041 | 11,200 |
| 3 | 2,202 | 23,700 |
| 4 | 1,467 | 15,800 |
| Total Combined Gross Internal Area Approx. | 12,226 | 131,600 |

Requirements from 28,000 sq.ft. up to 131,600 sq.ft. can be satisfied.

Tenure:

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



Rental:

On application

Rates:

Rateable Value (2017): £270,000

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.

EPC:

To be confirmed

Legal Costs:

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

VAT:

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





Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

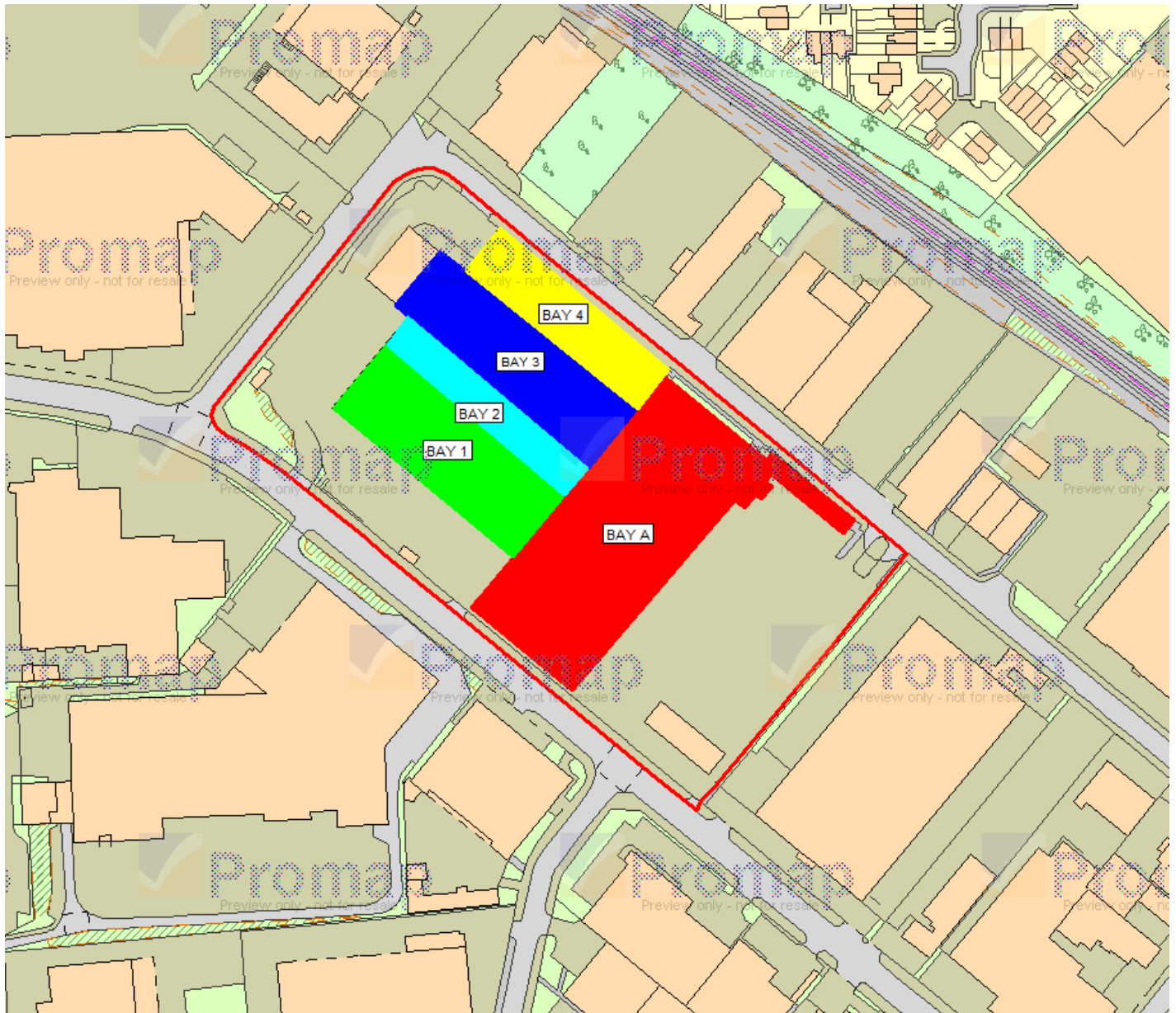
Tel: 0121 455 9455
Fax: 0121 455 6595

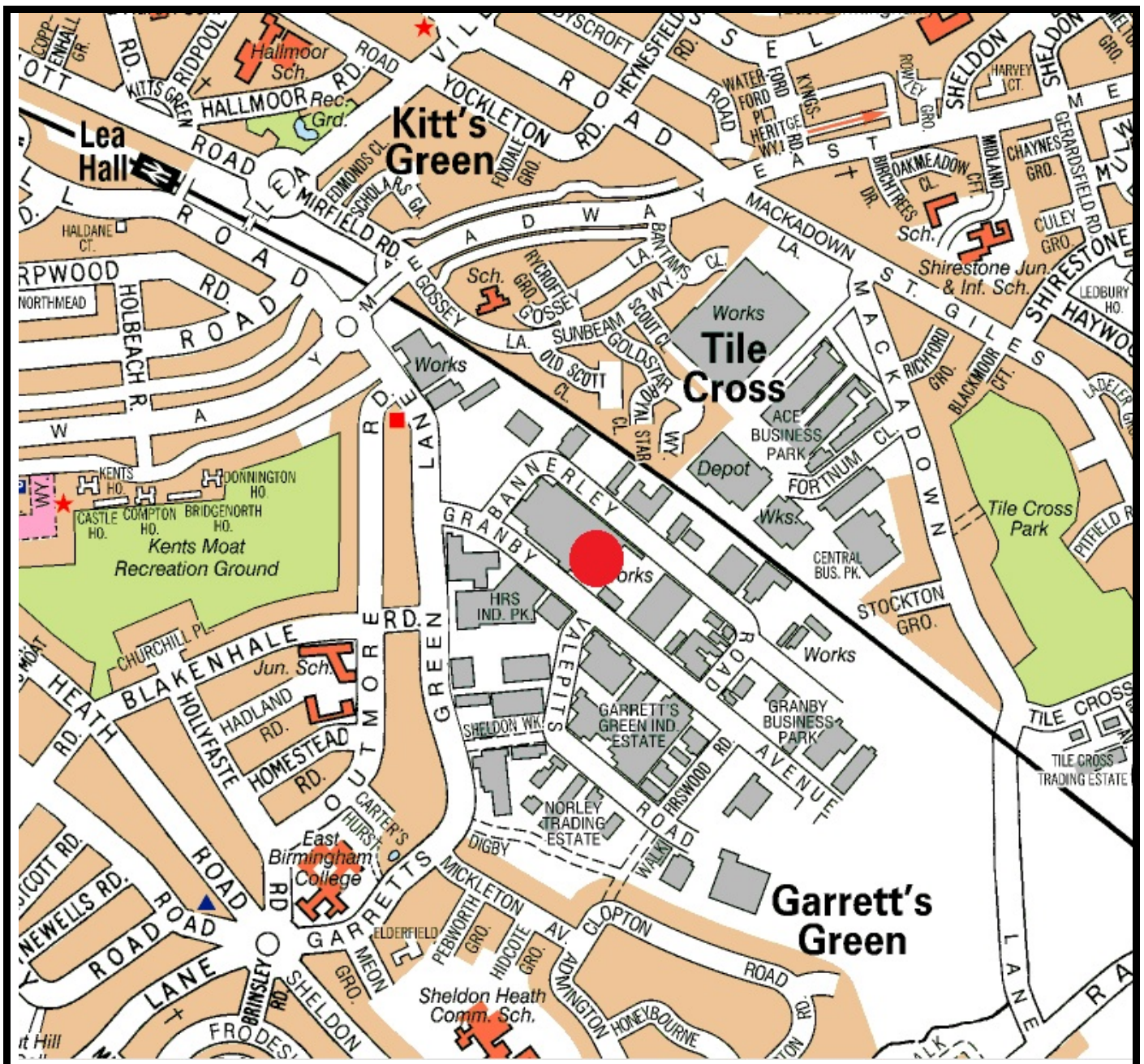
Contact: Thomas Morley
Email: thomas.morley@harrislamb.com

Ref: G5995
Date: August 2018

Subject To Contract







20 Granby Avenue
Garretts Green
Birmingham
B33 0TJ

N



Not to Scale
For identification purposes
only.

harrislamb
PROPERTY CONSULTANCY