

TO LET

Units 4-7, Arden Industrial Estate, Arden Road, Birmingham B8 1DL



Warehouse Unit
95,970 sq ft (8,915.88 sq m)

PROPERTY FEATURES

- Large warehouse premises
- Capable of subdivision
- 5.59m eaves height (4.75m to underside of haunch)
- Heating & lighting
- 4 ground level loading doors
- Large secure yard area
- Covered canopy area

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Ed Kennerley
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LOCATION

The property is situated on Arden Road, close to Birmingham City Centre.

Arden Road/Landor Street provides direct access to Lawley Middleway (A4540).

Birmingham City Centre is situated approximately 2 miles West. Junction 6 of the M6 is approximately 2.5 miles North.

The Birmingham Freightliner Terminal is situated close by on Landor Street.

TERMS

The building is available on the basis of an assignment or sub-lease. The existing lease agreements expire in December 2021. Alternatively, a longer term agreement may be available direct from the landlord.

FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	90,797	8,435.33
Offices	4699	436.60
Loading	473	43.95
Total	95,970	8,915.88

The Building sites on a site area of 4.11 acres (1.66 hectares).

For further details please contact:



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DESCRIPTION

The building benefits from the following specification:

- Large warehouse premises
- Capable of subdivision
- 5.59m eaves height (4.75m to underside of haunch)
- Heating & lighting
- 4 ground level loading doors
- Large secure yard area
- Covered canopy

RATEABLE VALUE

The 2017 Rateable Value is £302,500. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC

The Energy Performance Certificate is D(89)

LEGAL COSTS

Each party is to cover their own legal, and surveyors, costs on any transaction

VAT

VAT may be payable on any transaction at the prevailing rate.



