

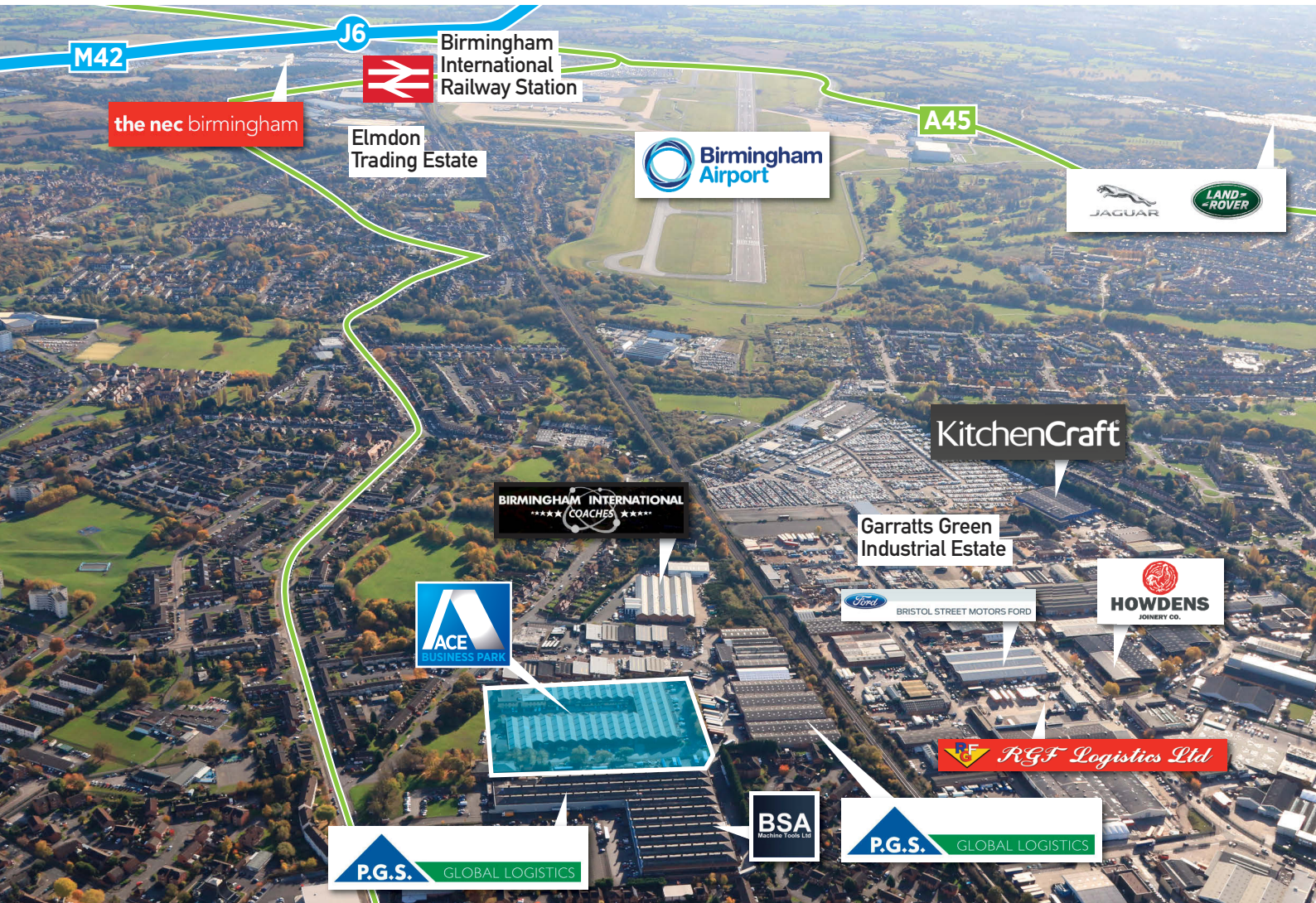


KITTS GREEN  
BIRMINGHAM  
B33 0LD

# TO LET

## Industrial Warehouse/ Production Units

### FROM 3,997 TO 12,755 SQ FT (371.3 TO 1,186 SQ M)



**On Site Security • Close to Both JLR Plants • Excellent Motorway Links**





## LOCATION

Ace Business Park is a secure industrial estate situated on Mackadown Lane, Kitts Green, Birmingham. Access to the site is either via Bordesley Green Rd (A4128) to the North or via the Coventry Rd (A45) to the South. Junction 6 of the M42 and junction 4 of the M6 are both within easy reach. The park is strategically situated between the Land Rover Solihull and Jaguar Land Rover Castle Bromwich plants.

## DESCRIPTION

Ace Business Park is an established and well known business park providing a mix of accommodation, including warehouse / production space and independent office buildings. The park benefits from prominent frontage to Mackadown Lane has recently been improved with new signage and landscaping.

## SPECIFICATION

- Steel truss frame construction
- Part brick, part clad elevations
- Integral single storey office accommodation
- Dedicated car parking

## RENT

Please refer to the schedule of availability attached.

## BUSINESS RATES

Please refer to the schedule of availability attached.

## PLANNING

The units are suitable for a range of uses including B1, B2 and B8. Other uses may be considered by the landlord, subject to planning.

## SERVICE CHARGE

A service charge is levied to cover the cost of all landlord services provided to the estate.

## LEGAL COSTS

Each side to bear their own legal and surveyors costs.

## EPC RATING

Please refer to the schedule of availability attached.

## VAT

All prices are quoted exclusive of VAT which is charged in addition at the prevailing rate.



Sat Nav: B33 OLD

## VIEWING



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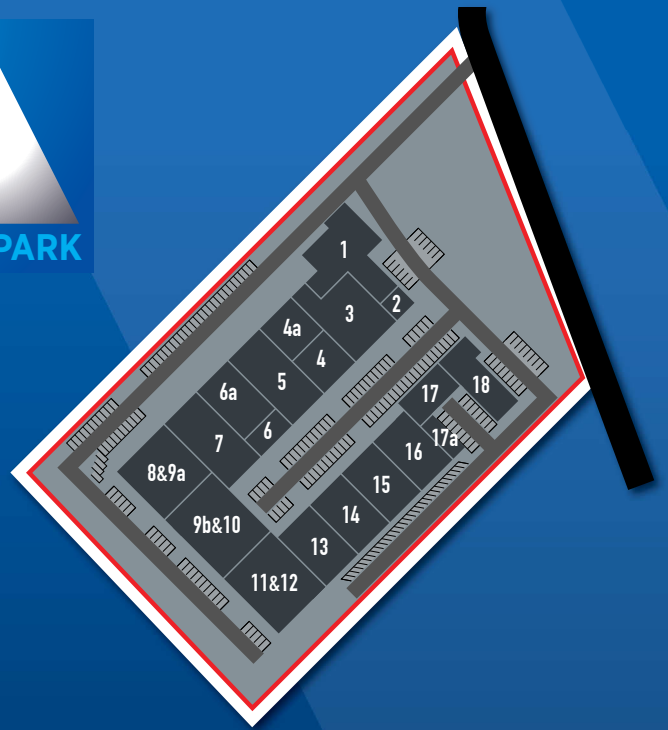
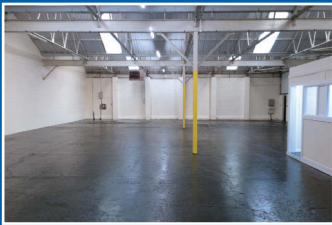
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## AVAILABILITY SCHEDULE

UNITS	SIZE (Approx Sq Ft)	RENTS (pa) EXCLUSIVE	RATES PAYABLE (Approx)	EPC RATING
Unit 6A & 7	12,742	£54,153	£18,264	TBC
Unit 11	5,863	£27,850	£8,622	TBC

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