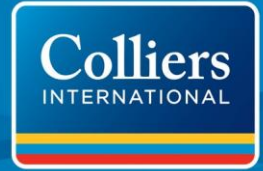


TO LET

Industrial / Warehouse Premises



Unit 66 Gravelly Industrial Park Tyburn Road Birmingham B24 8TQ

- Located on Birmingham's premier Industrial Estate
- Within 1 mile to Junction 6 of M6
- Self-contained secure yard with separate car parking
- Minimum eaves height of 6m
- 2 level access loading doors
- 300 KVa power supply

17,202 sq ft (1,598 sq m)

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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B1 2LP
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www.colliers.com/uk/industrial

Unit 66 Gravelly Industrial Park, Tyburn Road, Birmingham, B24 8TG

LOCATION

Gravelly Industrial Park is Birmingham's premier Industrial and distribution estate, strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway.

Junction 6 provides access to the M6 and the national motorway network and the Aston Expressway provides quick access to Birmingham and the Ring Road. The estate is accessed via the A38 Tyburn Road or the A47 Heartlands Parkway.

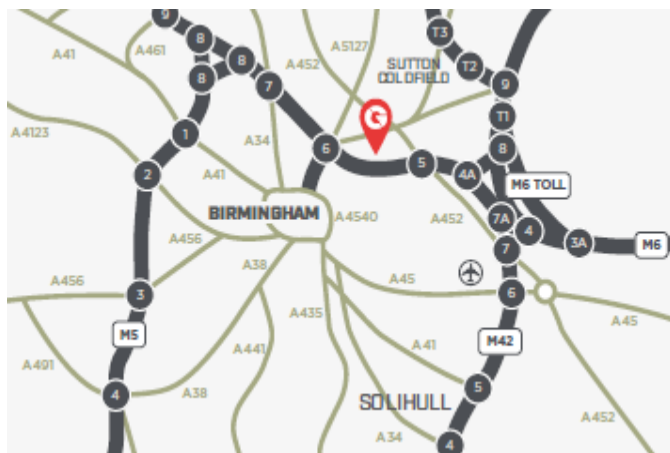
DESCRIPTION

- Detached self-contained unit
- Dedicated secure gated yard
- 2 level access doors
- Minimum eaves height of approximately 6m
- Separate parking area
- Warehouse lighting & heating
- 300kVA 3 phase electricity, gas and water available
- Ground floor offices with amenities and separate warehouse toilets and changing rooms
- Fibre optic connection available on the estate

ACCOMMODATION

Gross internal areas approximately:

	Sq ft	Sq m
Warehouse	13,428	1,247.50
Offices	3,774	350.60
Total	17,202	1,598.10



The unit is available by way of surrender, sub-lease or assignment on full repairing and insuring lease for a term to be agreed.

RENT

POA

SERVICE CHARGE

A service charge is levied to cover the communal costs and services for the estate. Contact the agents for further details.

RATEABLE VALUE

2017 Rateable Value £82,500.

VAT

We understand that the property is opted to tax so the transaction will be subject to VAT at the prevailing rate.

EPC RATING

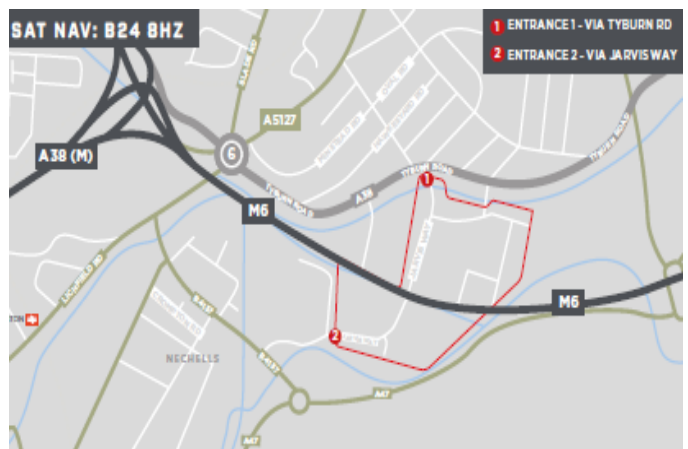
C-69

PLANNING

B1, B2 and B8 planning consent.

LEGAL COSTS

Each party to bear their own legal and surveyor costs incurred in the transaction.



Misrepresentation Act

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07/01/2019.

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