



**23,964 sq ft (2,226 sq m)**

### Property Highlights

- Modern detached industrial warehouse unit
- 7 metres to underside of haunch
- 1 level access loading door (potential to increase)
- Separate yard and parking area
- Good links to Birmingham and national motorway network
- Immediately available

For more information, please contact:

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## Location

The premises are located on the established Catesby Park, located off Eckersall Road, Kings Norton, which is accessed from the main A441 Pershore Road.

The estate is strategically located with Junction 2 M42 approximately 3 miles distant, linking to the National Motorway Network via the M5, M40, M6, M6 Toll.

Birmingham City Centre being approximately 5 miles distant. The location also benefits from excellent public transport links with Kings Norton Train Station nearby and bus routes along the Pershore Road.

## Description

The unit is a modern industrial warehouse unit of steel portal frame construction with part blockwork/clad elevations with profile roof over.

The unit benefits from the following specification;

- 7m to underside of haunch
- 35kn/m2 concrete floor loading
- Lighting
- 1 level access loading doors (with potential to increase)
- First floor office accommodation
- Separate parking and yard area

## Accommodation

Description	Sq M	Sq Ft
Warehouse	2,134	22,973
First Floor Office	92	991
<b>Total GIA</b>	<b>2,226</b>	<b>23,964</b>

## Rateable Value

Rateable Value: £119,000 (April 2017)



## Planning

We understand the property is consented for D1 Training centre. However, the property was previously consented for B1, B2, B8 and we understand the local authority would be open to a change of use back to the previous consent. We recommend interested parties discuss their required consents with their advisors and the local authority.

## Tenure

The property is available by way of an assignment of the existing lease which expires on the 24th June 2021. Alternatively, an underletting for shorter term may be considered.

A longer lease may also be available from the landlord.

## Services

We understand that all mains services of gas, water, electricity and mains drainage are available to the premises. Interested parties should seek clarification from their own advisors as to the adequacy of these supplies.

## Service charge

A service charge is levied. Contact the agents for full details.

## EPC

F130 – Please note the property will be reassessed following the previous occupier vacating and removing their fit out.

## Viewings

Strictly by appointment with the joint agents:.

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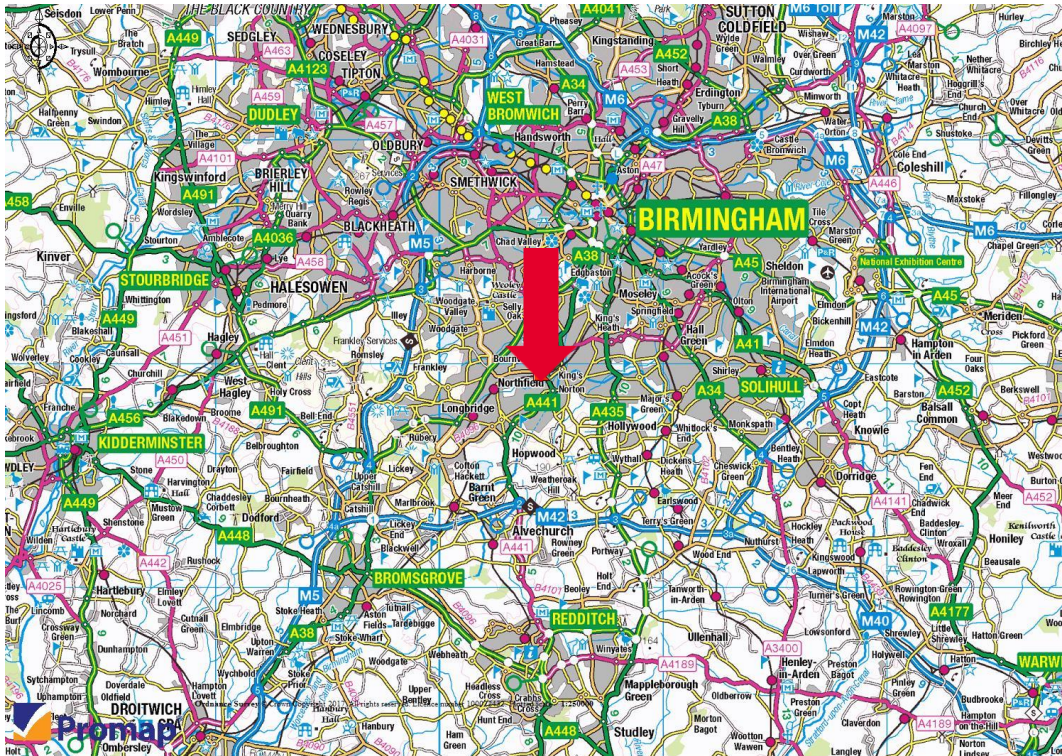
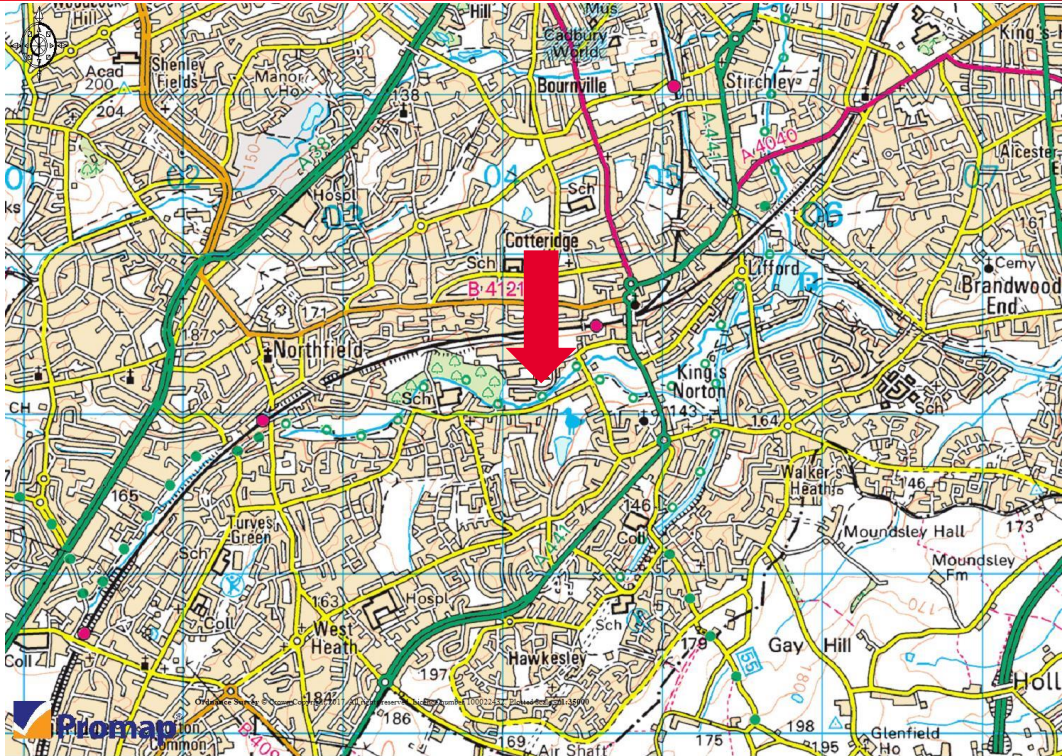


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WAKEFIELD**

**TO LET**

## Industrial Warehouse Unit

Unit 800 Catesby Park, Kings Norton, B38 8SE



Particulars prepared July 2017

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