



**PRELIMINARY DETAILS
TO LET
MODERN INDUSTRIAL/ WAREHOUSE PREMISES**

**UNIT 3B MERLIN PARK
WOOD LANE, ERDINGTON
BIRMINGHAM, B24 9QJ**



41,385 sq. ft. (3,844.77 sq. m.)

Approx. Gross Internal Area

*** 9.1m eaves height**

*** Junctions 5 & 6 of the M6 Motorway approximately 2 miles distant**

*** Secure fenced yard**





Location:

The unit is located on Merlin Park, Birmingham. Merlin Park is situated on Wood Lane accessed from the A38 Tyburn Road which in turn connects to Junction 6 of the M6 Motorway, approximately two miles to the west. Junction 5 of the M6 is located approximately two miles east of the unit.

Birmingham city centre is approximately four miles south west of the subject premises.

Description:

Unit 3B comprises of a two bay single storey industrial/warehouse building of steel portal frame construction beneath a profile metal clad insulated roof. The unit has part block and part profile metal cladding elevations and a concrete floor.

Internally the unit is lit by high bay lighting and heated by gas warm air blowers. The unit benefits from a 9.1 metre minimum eaves height and has 6 level access doors.

Externally, to the rear of the unit is a secure fenced concrete yard and to the front a surfaced car parking area.

Accommodation:

Floor	Sq.ft.	Sq.m.
Total Approximate Gross Internal Area	41,385	3,844.77

Tenure:

A new lease is available for a term of years to be agreed.

Rental:

£300,050 per annum, exclusive

Rateable Value:

Rateable Value (2017): £252,500

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:

EPC Rating: **C** (69)

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction

Monday 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.

VAT:

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





Viewing:

Strictly via joint 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

Or our joint agents:

Jones Lang LaSalle
0121 643 6440

Ref: G6177

Date: May 2019

Subject To Contract



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Harris Lamb Limited Conditions under which Particulars are issued

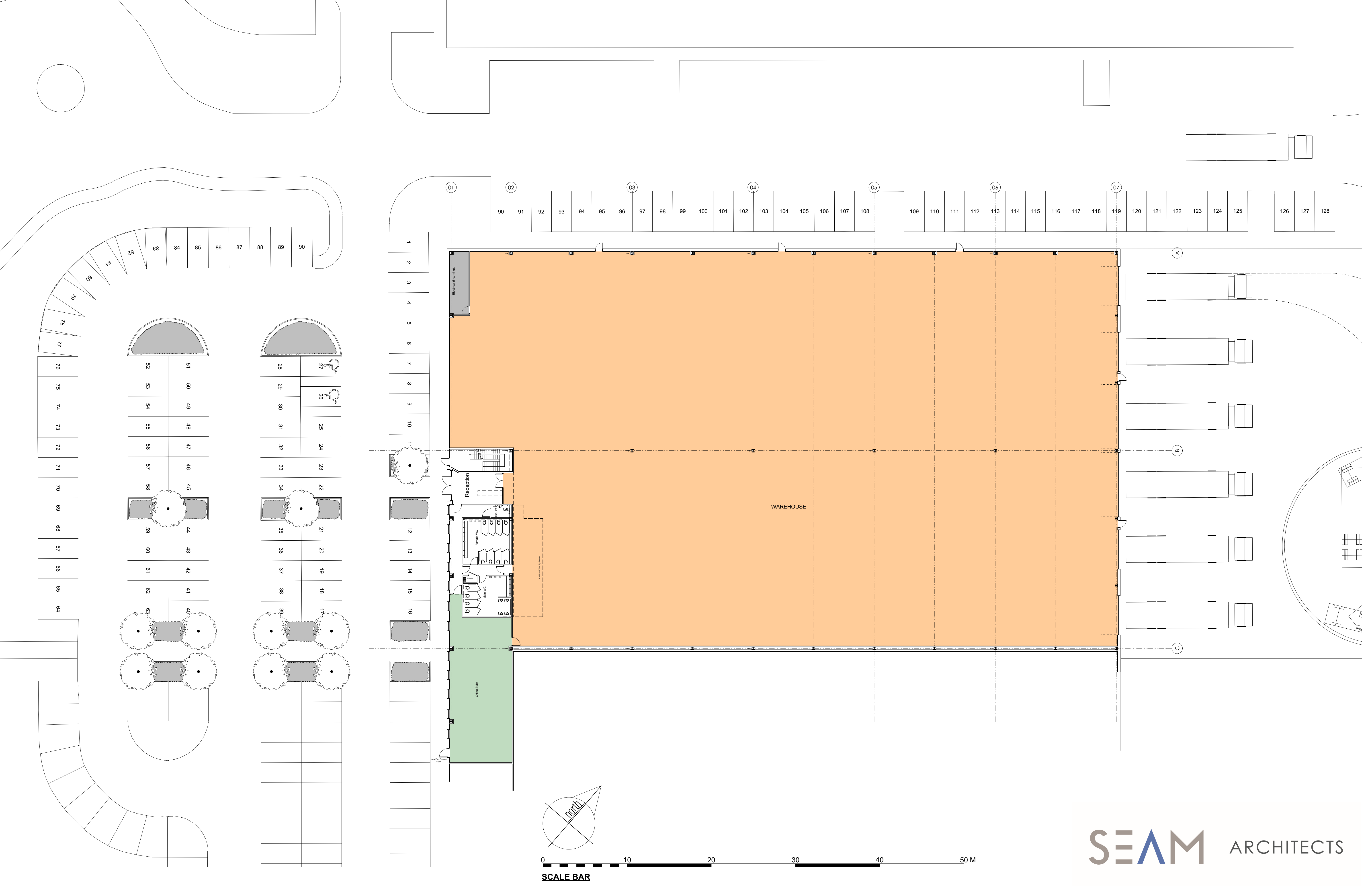
Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

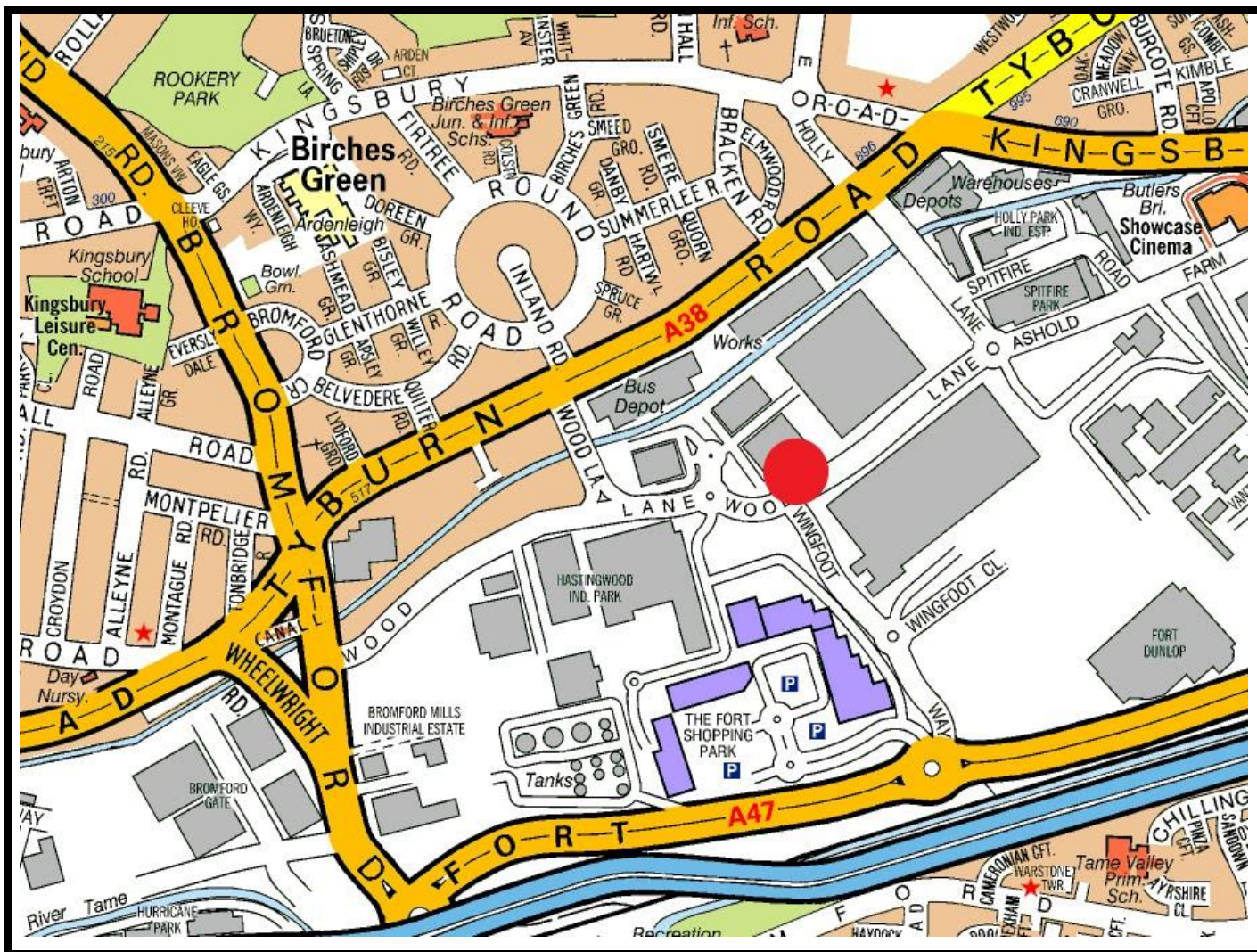
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.





Unit 3B Merlin Park
Wood Lane
Erdington
Birmingham
B24 9QJ



Not to Scale
For identification purposes only.

harrislamb
PROPERTY CONSULTANCY