



# Junction 6

INDUSTRIAL PARK

ELECTRIC AVENUE, BIRMINGHAM B6 7JJ

**To Let Unit 5**  
**18,159 sq ft (1,687 sq m)**

Strategic Location • Established Estate • High Specification • Well Landscaped

[www.junction6industrialpark.co.uk](http://www.junction6industrialpark.co.uk)

## Location

Junction 6 Industrial Park lies approximately 2.5 miles north of Birmingham City Centre adjacent to Junction 6 of the M6 motorway. The park is situated off of Electric Avenue in an established industrial area with access provided by the A38(M) Aston Expressway or A5127 Lichfield Road.

The park provides a high degree of visibility from the M6 motorway and comprises an estate of 13 modern industrial units ranging in size from 12,000 sq ft up to 100,000 sq ft.

Other occupiers include: **Mayflex, Grupo Antolin & Iron Mountain.**

## Description

- Detached single storey building
- Steel portal frame construction
- 7m eaves
- 2 level access loading doors
- 2 storey offices
- Ample parking onsite
- Allocated yard area
- **To be newly refurbished**

## Accommodation

The property comprises the following gross internal floor areas:

DESCRIPTION	SQ FT	SQ M
Warehouse	14,999	1,393.36
GF Office	1,580	146.81
FF Office	1,580	146.81
<b>TOTAL GIA</b>	<b>18,159</b>	<b>1686.98</b>

## Terms

The property is available by way of a new full repairing and insuring lease at a term and rent to be agreed. Further information is available from the joint agents.



Shown prior to occupation of existing occupier

## Fixtures & Fittings

The agents have not tested the fixtures and fittings. Interested parties should seek clarification from their own surveyors and consultants as to their adequacy and condition.

## Rateable Value

The property is described as Warehouse and Premises in the 2017 Ratings List with a rateable value of £87,000.

## Energy Performance Certificate

A full EPC is available from the joint agents. Rating: **C54**.

## VAT

VAT may be chargeable.



## Viewing

To view or for further information please contact



**Christian Smith**  
christian.smith@savills.co.uk

**Tom Johnson**  
thomas.johnson@savills.com



**Ed Kennerley**  
edward.kennerley@knightfrank.com

**James Clements**  
james.clements@knightfrank.com



The Landlord supports the Code for Leasing Business Premises in England and Wales 2007

[www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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