



GRAVELLY INDUSTRIAL PARK



ELMDON TRADING ESTATE

BIRMINGHAM INDUSTRIAL PORTFOLIO

HIGH QUALITY PRODUCTION & WAREHOUSE UNITS TO LET

www.birminghamindustrial.co.uk



BIRMINGHAM

INDUSTRIAL PORTFOLIO



The portfolio comprises two substantial estates:

GRAVELLY INDUSTRIAL PARK,
and **ELMDON TRADING ESTATE.**

Both offer a unique combination of good location, quality environment and security.

Both sites benefit from an excellent central location in the heart of the UK with easy motorway, rail-freight and air access to the rest of the country, Europe and beyond.

The estates provide a variety of units in varying sizes, from as little as 186 sq m (2,000 sq ft).

Each estate is intensively managed to create a pleasant business environment with on-site security and all mains services provided.

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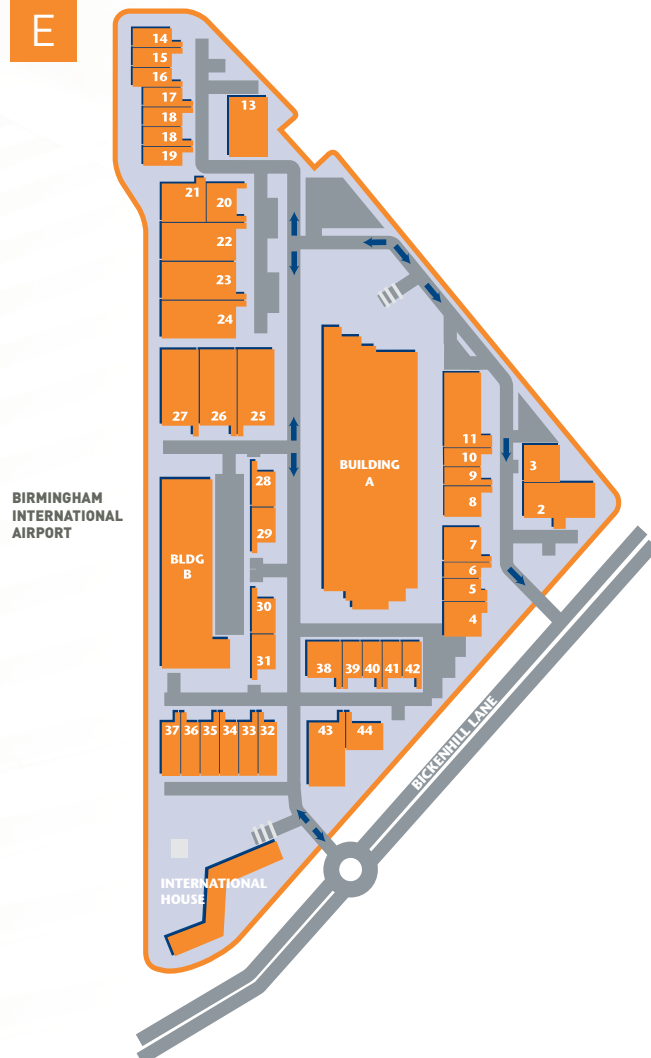
GRAVELLY INDUSTRIAL PARK

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ELMDON TRADING ESTATE

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SPECIFICATION

Each unit conforms to the following specification:

- Steel frame construction
- Brick and lined profile metal clad elevations
- Concrete service area
- Allocated car parking
- All mains services

SECURITY

The estates benefit from 24 hour security via a manned gatehouse, which is further supplemented by regular security patrols.

PLANNING

The estates are suitable for light industrial, general industrial and storage/distribution uses falling within classes B1, B2 and B8. Individual planning consents may need to be obtained.

TERMS

Units are offered on new Full Repairing and Insuring Leases on terms to be agreed.

AVAILABILITY

For availability and rents please see enclosures.

CONTACT

For more information, please contact the joint agents or visit the website: www.birminghamindustrial.co.uk

GRAVELLY INDUSTRIAL PARK



LOCATION

Gravelly Industrial Park is located just half a mile (0.8 km) from Junction 6 (Spaghetti Junction) of the M6 motorway providing access to the national motorway network. The estate is accessed via the A38 Tyburn Road or A47 Heartland Parkway which lead into Birmingham City Centre.

THE ESTATE

Set within a landscaped area of 32.4 hectares (80 acres), Gravelly Industrial Park comprises 78 units totalling 102,190 sq m (1,100,000 sq ft) ranging in size from 186 sq m (2,000 sq ft).



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ELMDON TRADING ESTATE



LOCATION

Located in the borough of Solihull, the estate is adjacent to both Birmingham International Railway Station and Birmingham International Airport. It is also less than half a mile (0.8 km) from the NEC (National Exhibition Centre).

The estate is less than 2 miles (3.2 km) from Junction 6 of the M42 and Junction 4 of the M6 providing access to the national motorway network. Locally, the estate is accessed via Bickenhill Lane off the A45, Coventry Road.

THE ESTATE

Set within a landscaped area of 17 hectares (42 acres), Elmdon Trading Estate comprises 45 production/warehouse units totalling 65,030 sq m (700,000 sq ft) ranging in size from 464 sq m (5,000 sq ft).



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FOR SATELLITE NAVIGATION
PLEASE USE:

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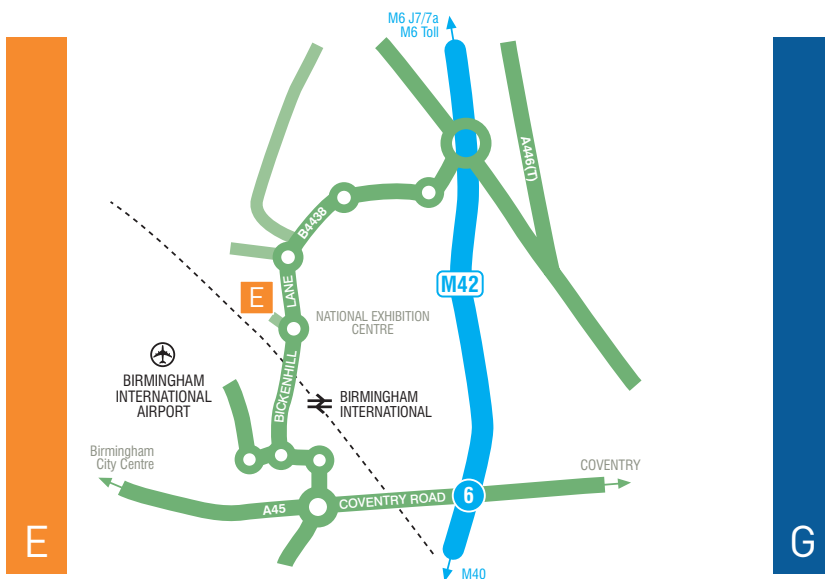
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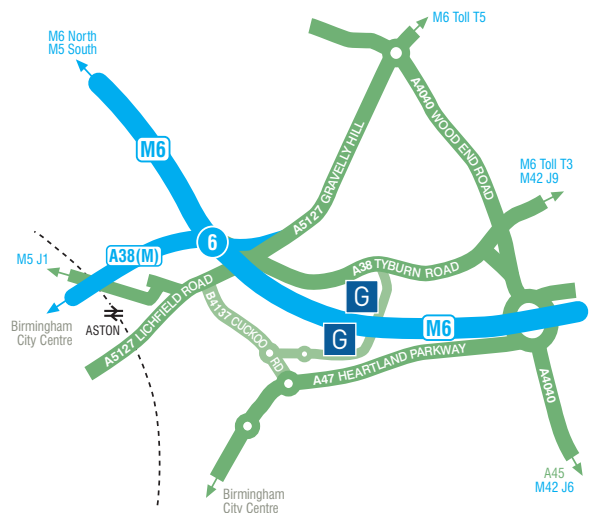
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ELMDON TRADING ESTATE



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In accordance with the aims and objectives of the Commercial Lease Code of Practice, Standard Life Investments can provide a revised rental basis for alternative lease terms if required.



Exceptional investments, extraordinary world

DTZ Debenham Tie Leung and Phoenix Beard for themselves and for the vendors and lessors of this property whose agents they are, give notice that the particulars are set as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. **October 2008.**