NEW PROMINENT TRADE COUNTER / AUTOMOTIVE / LEISURE OPPORTUNITIES FROM 4,550 TO 8,000 SQ FT TO LET

ERDINGTON BIRMINGHAM B24 0QY

FULL PLANNING PERMISSION READY TO OCCUPY MID 2019 AVAILABLE TO LET
Schedule of accommodation
The development will comprise 3 units with the following approximate floor areas:

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>sq ft</th>
<th>sq m</th>
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</thead>
<tbody>
<tr>
<td>UNIT A</td>
<td>4,550</td>
<td>423</td>
</tr>
<tr>
<td>UNIT B1</td>
<td>5,400</td>
<td>502</td>
</tr>
<tr>
<td>UNIT B2</td>
<td>8,000</td>
<td>743</td>
</tr>
<tr>
<td>TOTAL APPROX</td>
<td>17,950</td>
<td>1,668</td>
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Note: Units B1 & B2 could be combined and alternative layouts are available on request.

ERDINGTON, BIRMINGHAM, B24 0QY
Visit our website to download site information and to view our aerial video online at: 
CHESTERROADTRADEPARK.CO.UK
**Specification**

The buildings will be constructed to the highest standards by one of the UK’s leading contractors, Kier Construction.

The specification includes:

- Modern curved roof design
- Glazed shop frontages with canopy
- 6.50m clear internal height
- CA Twin-Therm built up cladding system
- CA Products Twin-Therm Griffon roof system
- 10% roof lights
- FM2 standard, 37.50 kN/m² floor slab
- 6.00 tonne racking leg load
- Crawford electrically operated up and over level access door
- Reinforced concrete 30m shared service yard
- On site car parking

The buildings will be provided in a shell finish ready to receive occupiers bespoke fitout.

Please note the products stated are subject to change during procurement depending upon availability.
LOCATION
Located in the heart of the West Midlands, Erdington is a north east suburb of Birmingham with excellent road network links, both to Birmingham City Centre, 5 miles and the national motorway network, via Junction 5 of the M6 motorway, 1 mile. The development is located close to the junction connecting the two main arterial routes, Chester Road A452 and Kingsbury Road A38.

TRADING POSITION
The development has prime frontage and is situated in the heart of a mixed use area, which includes retail, trade, automotive, hot food retail and manufacturing.

ESTABLISHED BRANDS
Occupiers in the area include; Jaguar Land Rover, Volvo Cars and Trucks, Selco, Jewson, The Range, Halfords, McDonalds, KFC and Greggs.

ENERGY PERFORMANCE CERTIFICATE
Energy performance ratings will assessed upon completion of the development.

TENURE
The units are available on new leases, subject to a term certain of not less than 10 years.

TERMS
Upon application.

PLANNING
The site benefits from an existing outline consent for B1(c), B2, B8 and sui generis use. Other uses may be suitable subject to planning.

RATING
Non-domestic business rates will be assessed upon practical completion of the development.

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