

FULLY REFURBISHED



On behalf of



- 6m eaves
- Secure, managed estate
- Close to A38 and local amenities
- Junction 4 M5 approx 2 miles
- Competitive terms available

Industrial Unit To Let  
7,690 sq ft (714 sq m)

**Unit 7 Arden Business Park**

Arden Road, Frankley Birmingham B45 0JA



### DESCRIPTION

Arden Business Park comprises a secure, managed industrial estate of 7 units. Unit 7 is of steel portal frame construction, has recently been refurbished, benefiting from the following specification:

- 1 level access loading door
- 6m eaves
- WC's
- Designated loading/car parking within large shared yard

### ACCOMMODATION

Sq ft	Sq m
7,690	714

### TERMS

Unit 7 is available to let on competitive lease terms to be agreed. A service charge is payable. Contact the agent for further details.

### SERVICES

We believe all main services are connected to the property. Prospective tenants should confirm this for themselves.

### RATES

We understand the Rateable Value for 2018 is £47,500. Interested parties are advised to discuss rates payable with the local authority.

### VAT

All figures subject to VAT at the current rate.

### EPC

Energy Performance rating of D-99.

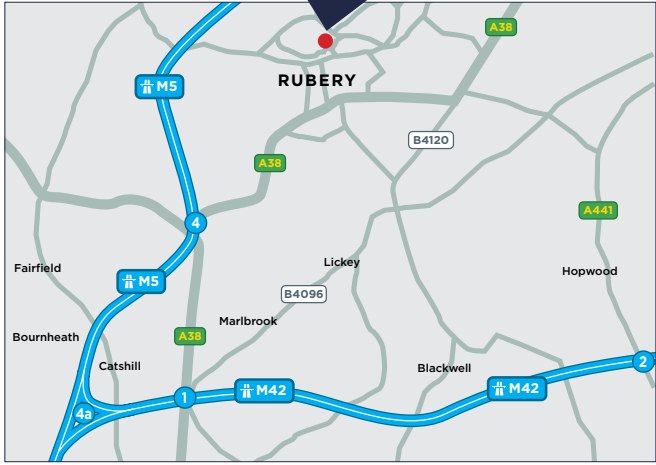
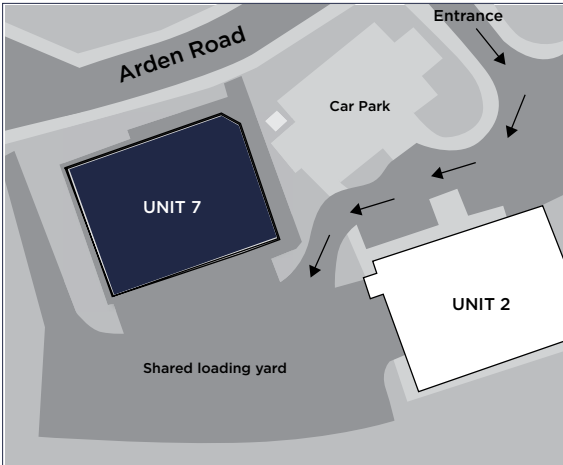
### LEGAL COSTS

Each party to be responsible for their own legal costs.

### LOCATION

Arden Business Park is located on Arden Road, which lies approximately 1 mile to the north of the Rubery by-pass (A38).

The A38 provides good access to junction 4 of the M5 motorway, approximately 2 miles to the southwest, and Birmingham city centre is also accessed via the A38, which lies to the northeast.



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