

TO LET

# UNIT 1

Premises at Lawley Middleway & Landor Street  
**Birmingham**  
B8 1AH



## WAREHOUSE UNIT

**63,325 sq ft (5,883.1 sq m)**

### Description

In summary this semi-detached warehouse property comprises the following:

- + A maximum of 8.9m eaves
- + 6 ground level loading roller shutter doors
- + 38.5m secure yard
- + 2 storey fully fitted office accommodation
- + 10% translucent roof panels
- + Fully Fitted with sodium spot lighting and sprinklers



## CONTACT US

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**CBRE**

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### Location

The Unit is situated in a prominent position on the corner of Landor Street and Lawley Middleway (A4540), approximately 1.5 miles to the East of Birmingham City Centre. There is excellent road access to the A47 (Heartlands Spine Road) and A45 (Coventry Road).

The A4540 (Middle Ring Road) gives direct access to the Aston Expressway (A38) and Junction 6 of the M6 approximately 3 miles north of the property.

### Tenure

The property is available by way of a new full repairing and insuring Lease.

### Accommodation

Floor Area	Sq ft	Sq m
Warehouse	57,271	5,320.7
Ground Floor Offices	2,125	197.4
First Floor Offices	3,929	365
<b>Total</b>	<b>63,325</b>	<b>5,883.1</b>

### Rent

£5.25 per sq ft per annum exclusive.

### Service Charge

£7,872.50 per annum.

### Rateable Value

Rateable Value: £231,000

Rates payable 2017/18: £110,649 per annum

### EPC

Available upon request.



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