

TO LET

High Bay Industrial Units



1575 – 1585 BRISTOL ROAD SOUTH, LONGBRIDGE B45 9UA

- ▶ From 6,609 sq ft (614.04 sq m) to 14,628 sq ft (1,359.04 sq m)
- ▶ High bay industrial warehouses
- ▶ 5 cranes onsite (up to 5 tonne)
- ▶ Units available together or separately
- ▶ Situated on the A38, adjacent to the Longbridge regeneration site
- ▶ Excellent links to the M5 and M42 motorways



GJS | Dillon

The Commercial Property Consultants

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www.gjsdillon.co.uk



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LOCATION

The property sits on the A38 (Bristol Road) one of the main arterial roads leading to Birmingham city centre. The A38 connects Birmingham, Edgbaston, Selly Oak and Longbridge. Junction 4 of the M5 motorway is approximately two and a half miles south west of the property, providing excellent links to the M5, M42 and wider motorway network.

Description

The property comprises a high bay industrial unit that is reflective of a former engineering past which serviced the Longbridge plant. There is a natural division which would provide the opportunity for the property to be split into two smaller units. Internally the property has the following specifications;

- Unit A eaves height 9.3m
- Unit B eaves height 6.3m
- 5 cranes onsite (500g to 5 tonne)
- Office accommodation to the rear of unit B
- Gas fired blowers in warehouse
- Roller shutter doors
- Pedestrian access
- Yard area

Unit A	6,609 sq ft	614.04 sq m
Unit B	8,019 sq ft	745 sq m
Total	14,628 sq ft	1,359.04 sq m

Rating Assessment

The property is currently rated as a whole.
The property will be reassessed once occupied.

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Energy Performance Certificate (EPC)

The property has an energy performance rating of E



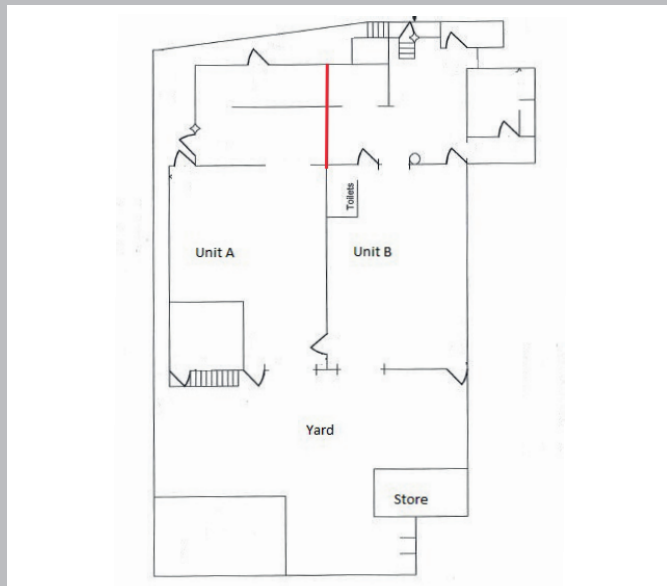
Guide Rental

Unit A £33,000 per annum exclusive

Unit B £40,000 per annum exclusive

TENURE

The property is available on a new business lease for a term of years to be agreed.



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

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The Commercial Property Consultants

Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region



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