

To Let

**Unit 3B Merlin Park, Wood Lane, Erdington,
Birmingham, West Midlands, B24 9QJ**

41,385 sq ft (3,844.79 sq m) GIA

- 9.1m eaves height
- Junctions 5 & 6 of the M6 Motorway approximately 2 miles distance
- Secure Fenced Yard



Location

The unit is located on Merlin Park, Birmingham. Merlin Park is situated on Wood Lane accessed from the A38 Tyburn Road which in turn connects to Junction 6 of the M6 Motorway, approximately two miles to the west. Junction 5 of the M6 is located approximately two miles east of the unit.

Birmingham city centre is approximately four miles south west of the subject premises.

Description

Unit 3B comprises of a two bay single storey industrial/warehouse building of steel portal frame construction beneath a profile metal clad insulated roof. The unit has part block and part profile metal cladding elevations and a concrete floor.

Internally the unit is lit by high bay lighting and heated by gas warm air blowers. The unit benefits from a 9.1 metre minimum eaves height and has 6 level access doors.

Externally, to the rear of the unit is a secure fenced concrete yard and to the front a surfaced car parking area.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs

Each party are responsible for their own legal costs incurred in any transaction.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Accommodation

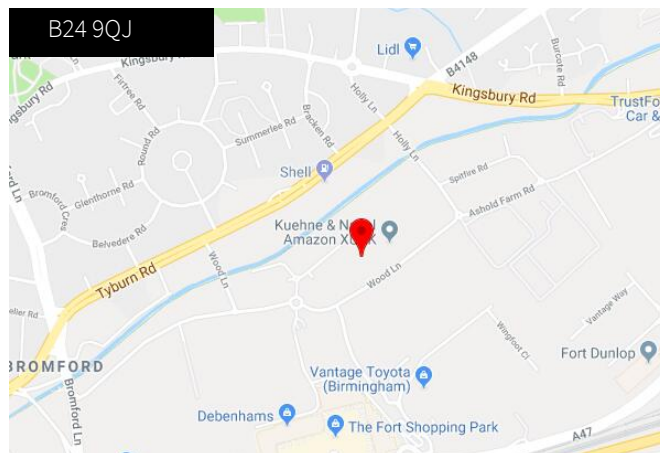
Floor / Unit	Sq ft	Sq m
Unit	35,605	3,307.81
Ground	5,780	536.98
Total	41,385	3,844.79

EPC

This property has been graded as 69(C).

Rent

Available on Request



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