

**TO BE
REFURBISHED**
FLEXIBLE TERMS AVAILABLE



63,325 SQ FT

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unit 1
**LANDOR
STREET**
BIRMINGHAM



TO LET
WAREHOUSE
UNIT

B8 1AH

THE PROPERTY PROVIDES A SEMI-DETACHED WELL LOCATED INDUSTRIAL WAREHOUSE AT LAWLEY MIDDLEWAY AND LANDOR STREET.

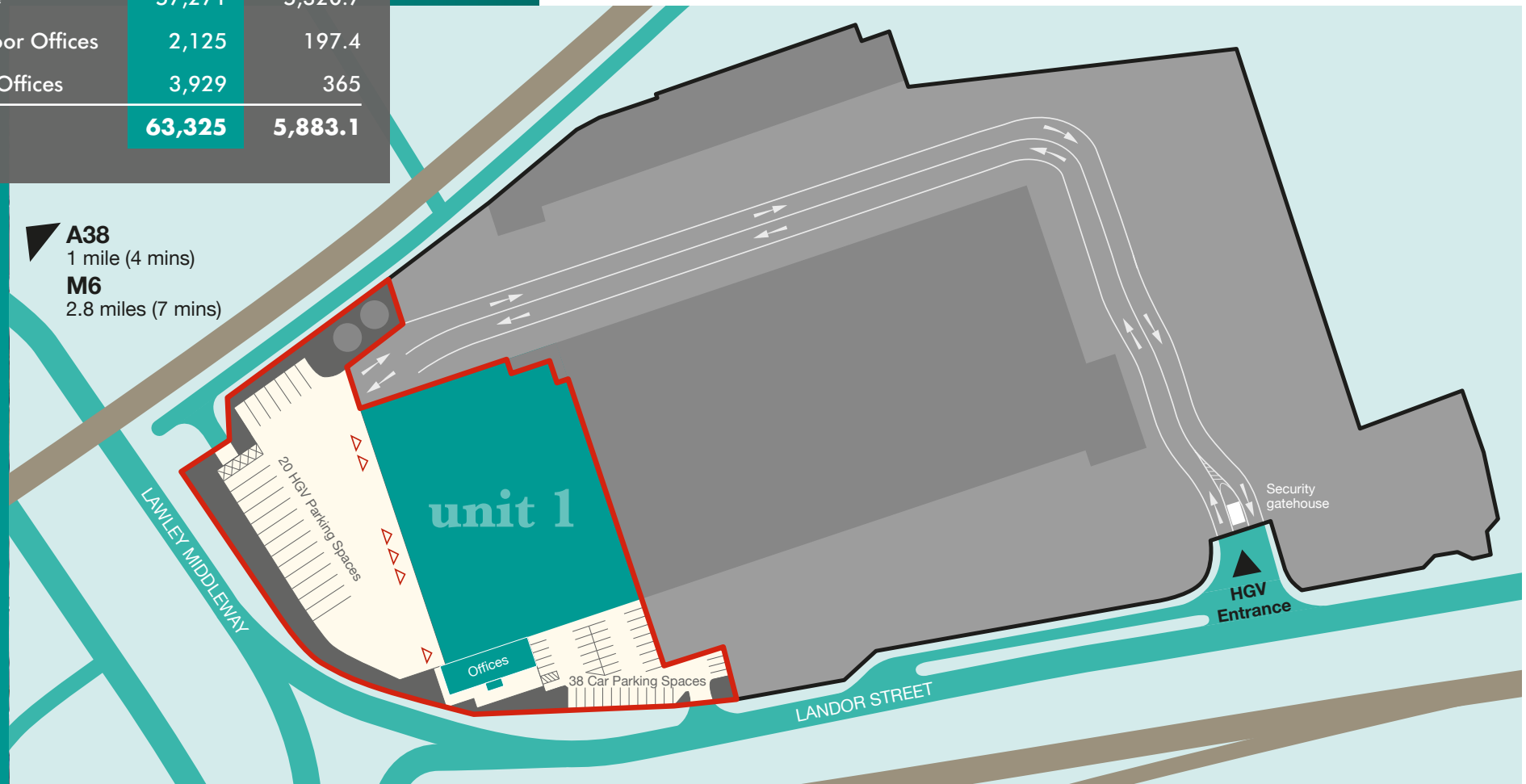
Schedule of accommodation

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
Total	63,325	5,883.1

Specification

The warehouse area benefits from the following:

- A maximum of 8.9m eaves
- 6 ground level electric roller shutter doors
- 38.5m secure yard
- 2 storey fully fitted office accommodation
- Translucent roof panels
- Fully fitted with sodium spot lighting and sprinklers





Well Connected

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.

Rent

Upon application

EPC

The property has an energy performance rating of D(77).

A full copy of the EPC is available from the agents.



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