

**WAREHOUSE UNIT
TO LET
PRELIMINARY DETAILS**

**Unit 3 & 4 Network Park
Saltley B8 1AU**

Carter Jonas

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**Flexible Terms Available
UNIT 3 & 4 NETWORK PARK
SALTLEY
BIRMINGHAM
B8 1AU**



ACCOMMODATION

Office 900.57 Sq/m 9,694 Sq/ft

Warehouse 2,803.80 Sq/m 30,181 Sq/ft

Total 3,704.37 Sq/m 39,875 Sq/ft

- 8 Minimum Eaves Height
- Dedicated Parking & Service Yard to
- Two Loading Doors
- Established Industrial Estate
- 24 Hour Access

LOCATION

Network Park is situated within the Heartlands area of Birmingham, approximately 1 mile to the north-east of Birmingham City Centre.

The estate is located off Duddeston Mill Road (B4132), providing access to the Birmingham Middle Ring Road (A4540). The Ring Road gives direct access to the Aston Expressway (A38) and Junction 6 of the M6 motorway (approximately 2 miles distant).

DESCRIPTION

The property comprises a self-contained industrial/warehouse of steel portal frame construction with a pitched profile clad roof incorporating translucent roof lights. The elevations are profile clad and the floor is concrete. To the south elevation of the property is a two-storey office and ancillary block with part brick, part clad elevations. The ground floor provides an open plan office, reception area, W.C, shower and kitchen facilities. The first floor provides further open plan offices, breakout / welfare and W.C facilities.

RENT

Quoting rent of £7.50 per sq/ft per annum.

BUSINESS RATES

Rateable Value 2022/23 - £211,063

Rates Payable 2022/23 - £108,064

TERMS

On application

VAT

VAT may be payable on the rent and service charge

LEGAL COSTS

Each party to be responsible for their own legal costs

TENURE

Premises are available by way of a new FRI lease direct with the landlord. Flexible terms may be considered.

PLANNING

We understand the premises are located within the local plan as an area of employment land and therefore qualify for E(g), B2 or B8 uses. Interested parties are to make their own enquiries.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of common areas. Further details are available upon request from the agents.

ENERGY PERFORMANCE CERTIFICATE

The Unit has an EPC of C53

REFERNCES/DEPOSIT

The successful Tenant may need to provide satisfactory references for approval. The Landlord may also request a deposit.

SERVICES

We are advised that mains water, drainage and 3 phase electricity are connected or available. Interested parties are advised to check this position with their advisors/contractors.

OUTSIDE

Car parking and loading/unloading areas are located to the front of the premises and located alongside the shared access route.

INSPECTIONS

Strictly by prior appointment.

Contact**Sam Cooke**

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