



Image used for indicative purposes only

## Refurbished Industrial Unit

# To Let

From 16,629 to  
49,886 sq ft

### The Space

The premises includes 3 units comprising Ground Floor Warehouse / Production space with Offices and Staff Welfare Facilities arranged over the Ground and First Floor.

Units A1 & A2: 33,257 sq ft

Unit A3: 16,629 sq ft

Combined total: 49,886 sq ft.

The units can be split or taken as whole.

## Units A1-A3 Electra Park, Electric Avenue, Birmingham B6 7EB

### Industrial / Warehouse Units

### Highlights

- Secure development
- Excellent motorway links
- Flexible terms available
- Available immediately subject to refurbishment

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## Description

The premises comprises an end of terrace clear span steel portal warehouse, which benefits the following specification:

- Eaves height: 5.5m
- 4 Level loading doors (Units A1 & A2)
- 1 Level loading door (Unit A3)
- Large shared service yard with dedicated car parking and loading areas
- Secure gated development
- The units are due to undergo refurbishment

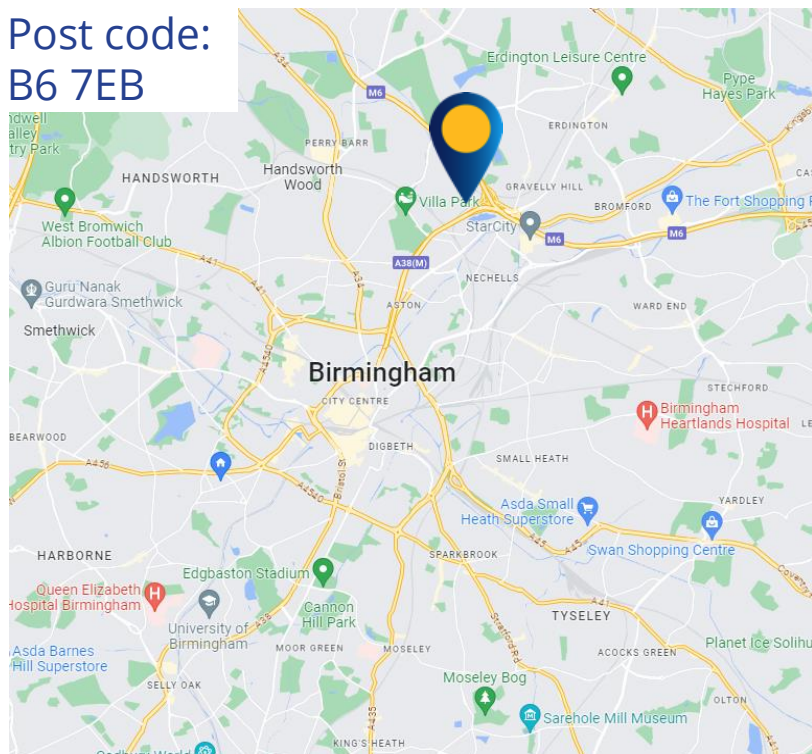
## Terms

The unit is available by way of a new lease on terms to be agreed.

## Service Charge

A service charge is levied for the services provided on the estate. Further information is available upon request.

Post code:  
**B6 7EB**



## Location

The premises is situated on a well-established industrial and logistics industrial estate. Electra Park benefits excellent motorway links, located approximately 1 mile from Junction 6 of the M1 motorway. Whilst Birmingham city centre is approximately 2.8 miles away.

## Legal Costs

Each party to be responsible for their own legal costs

## EPC

The property has an Energy Performance rating of C-57

## VAT

This property is elected for VAT.

## Contacts

Charlie Andrews  
Surveyor  
+44 7902 709533  
charlie.andrews@colliers.com

Sam Robinson  
Director  
+44 7825 437213  
sam.robinson@colliers.com

Colliers  
19<sup>th</sup> Floor  
103 Colmore Row  
Birmingham  
B3 3AG  
+44 20 7935 4499

[Colliers.com](https://www.colliers.com)

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