



Birmingham
Trade Park

Kingsbury Road, Erdington

TO LET - UNIT 7

TRADE COUNTER/ WAREHOUSE UNIT

5,681 sq ft (527.78 sq m)



PROMINENT
FRONTAGE ON TO
THE A38



TRADE CONSENT
FOR B1(C), B2 AND
B8 USES



30% OF FLOOR
SPACE USEABLE
FOR TRADE SALES

B24 9PS

LOCATION

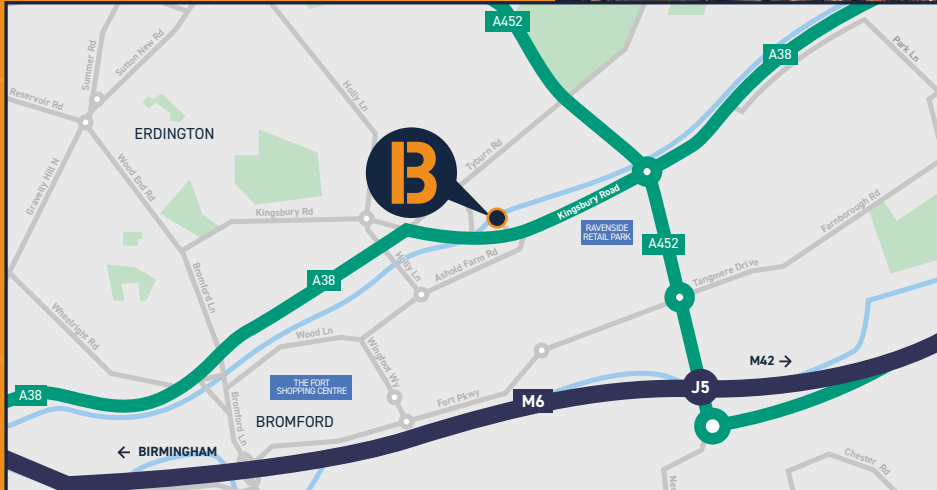
Birmingham Trade Park is prominently located fronting the A38, Kingsbury Road in Erdington. This prime position is ideally situated for trade park operators being opposite Jaguar Land Rover, and close to the Ravenside Retail Park and The Fort. The location provides easy access to the M6 Motorway, with Junction 5 just one mile away.

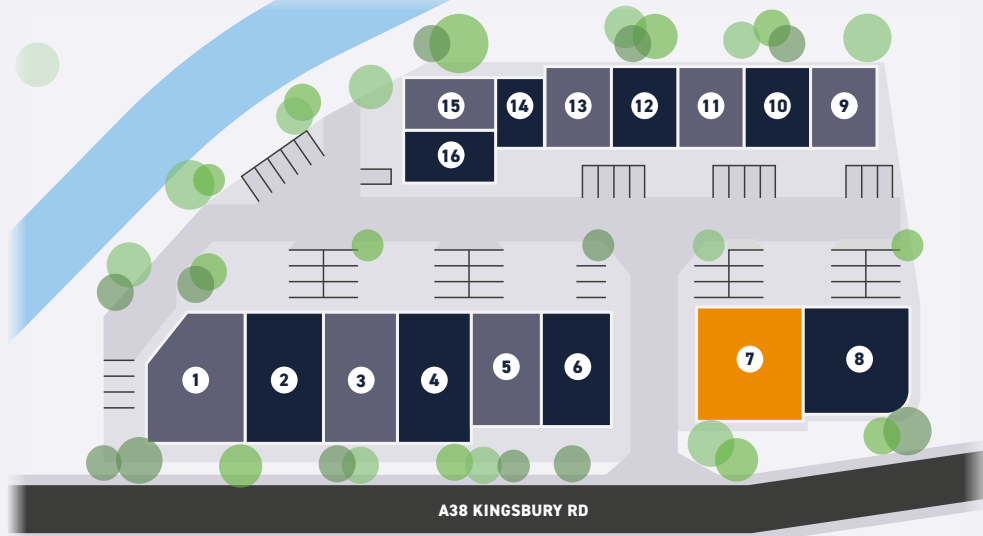


DISTANCES



DESTINATION	MILES
M6 (J5)	1
Erdington Railway Station	1.5
Birmingham City Centre	5
Birmingham Airport	8





SPECIFICATION

The unit comprises modern trade/warehousing space benefitting from:

Fully refurbished

Air conditioning (heating and cooling)

LED lighting throughout

Open plan office accommodation

Warehouse with storage mezzanine

ACCOMMODATION

	SQ FT	SQ M
GF and FF Offices	4,185	388.80
Storage Mezzanine	1,496	138.98
TOTAL	5,681	527.78

5,681 sq ft (527.78 sq m)



INDICATIVE IMAGE

Birmingham Trade Park

Kingsbury Road, Erdington



5,681 sq ft (527.78 sq m)



TERMS

The unit is available on a leasehold basis for terms to be agreed.

EPC

The premises have been assessed and Energy Performance Certificates are available upon request.

VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate, your legal advisor should verify.

VIEWING

Viewing is strictly by prior appointment through the sole agents or landlord direct.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991 (Repeal) Order 2013.
BNP Paribas, Derby Kaye and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by BNP Paribas, Derby Kaye and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is March 2024.

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