



**15,187 sq ft (1,411 sq m)**

**Property Highlights**

- To be refurbished
- PV to be installed
- Available by way of a new lease
- 9.5m eaves height
- Integral two storey offices
- 12 Demised parking spaces
- Large 40m self-contained yard area
- 2no. Level Access Loading Doors

For more information, please contact:

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TO LET

# Modern Industrial/Warehouse Premises

15,187 sq. ft

UNIT 2, NETWORK PARK, SALTLEY, BIRMINGHAM, B8 1AU

## 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 of 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 detached industrial/warehouse unit of steel portal frame construction with a pitched, profile clad roof incorporating translucent roof lights. The elevations are of part brick/block and part profile clad infill and the floor is concrete. The unit benefits from an eaves height of c. 9.5m.

The unit will undergo refurbishment and will provide LED lighting, two overhead electric roller shutter doors leading to a large 40m self-contained yard to the rear. The balance of the ground floor provides a reception area, W.C and kitchen facilities. The first floor provides open plan office accommodation and W.C facilities. Demised car parking is situated to the front.

## Accommodation

Description	Sq M	Sq Ft
Warehouse	1,099	11,829.6
GF Office	156	1,679
FF Office	156	1,679
Total GIA (approx.)	1,411	15,187.6

## Tenure

The property is available by way of a new lease for a term to be agreed.

## Rental

POA

## EPC

B

## Service Charge

A service charge is levied for the maintenance and upkeep of the common area and on-site security. Further details are available upon request.

## Business Rates

Rateable Value (2023) £92,500

## 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. All parties are advised to contact the local planning authority in relation to planning enquiries.

## 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 and Surveying Costs

Each party to bear its own legal and surveying costs.

## VAT

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

## Viewings

Strictly by appointment with the joint agents, Cushman & Wakefield or Harris Lamb:

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