

Unit 3

Spitfire Road, Birmingham, B24 9PR

SHEPHERD
COMMERCIAL



TO LET

3,077 SQ FT
(285.86 SQ M)

£26,560 PER ANNUM

Modern Industrial /
Warehouse Unit with
Offices and Dedicated On-
Site Parking

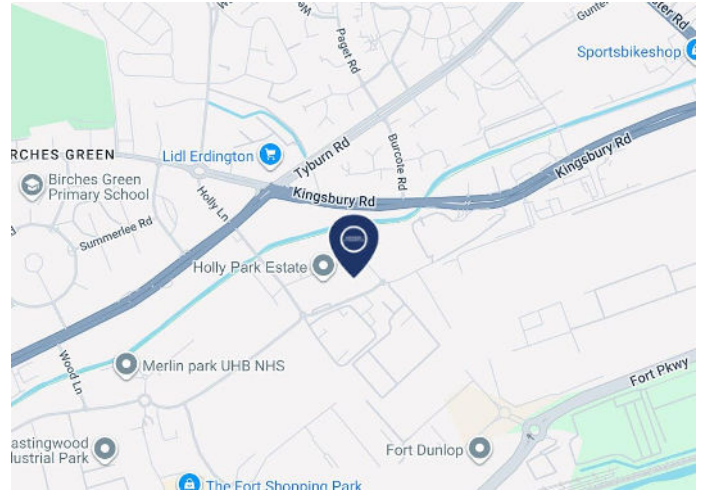
- Modern Mid-Terraced Industrial
- 285sqft Office
- Dedicated On-Site Parking
- 6.7m Eaves
- Open-Plan
- 5.34m Roller Shutter

01564 778890
www.shepcom.com

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Summary

Available Size	3,077 sq ft / 285.86 sq m
Rent	£26,560 per annum
Rates Payable	£13,370 per annum Based on 2026 assessment
Service Charge	£3,265 per annum
EPC	D

Description

Unit 3 Spitfire Park comprises a modern mid-terraced industrial / warehouse unit providing predominantly clear-span warehouse accommodation together with office and ancillary space. The warehouse benefits from a pitched insulated profile-clad roof incorporating translucent roof lights, painted blockwork walls, concrete floor, LED lighting and a full-height roller shutter loading door. The property is well presented throughout and benefits from a glazed pedestrian entrance and dedicated parking immediately to the front, making it suitable for a range of industrial, storage, trade counter and business occupiers, subject to the necessary consents.

Location

Spitfire Park is situated on Spitfire Road in Erdington, an established commercial and industrial location approximately 4 miles north-east of Birmingham city centre. The estate benefits from excellent road communications, with convenient access to the A38 (Tyburn Road) providing direct links towards Birmingham city centre and Junction 6 of the M6 (Spaghetti Junction).

The M6 in turn provides rapid access to the wider Midlands motorway network, including the M5, M42 and M1. Spitfire Park is home to a range of established commercial occupiers and is well positioned to serve Birmingham and the wider West Midlands.

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

Assignment of Existing Lease - The property is available by way of an assignment of the existing lease, subject to the superior landlord's consent. Further details regarding the existing lease terms are available upon request.



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