

TO LET

36 GRAVELLY INDUSTRIAL PARK
BIRMINGHAM, B24 8TA



INDUSTRIAL / WAREHOUSE PREMISES

41,522 sq ft (3,857 sq m) (Approx. Total Gross Internal Area)

- 7.23m eaves height
- Includes HQ style 2 storey offices
- Yard / car parking
- Situated on an established estate in the heart of Birmingham's industrial / warehouse market

LOCATION

Gravelly Industrial Park is Birmingham's premier industrial and distribution estate, strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway. Junction 6 provides access to the M6 and the national motorway network and the Aston Expressway provides quick access to Birmingham City Centre and the Ring Road. The estate is accessed via the A38 Tyburn Road or the A47 Heartlands Parkway.

DESCRIPTION

The premises comprise of a detached industrial / warehouse with Head Quarter style 2 storey offices situated on the popular Gravelly Industrial Park.

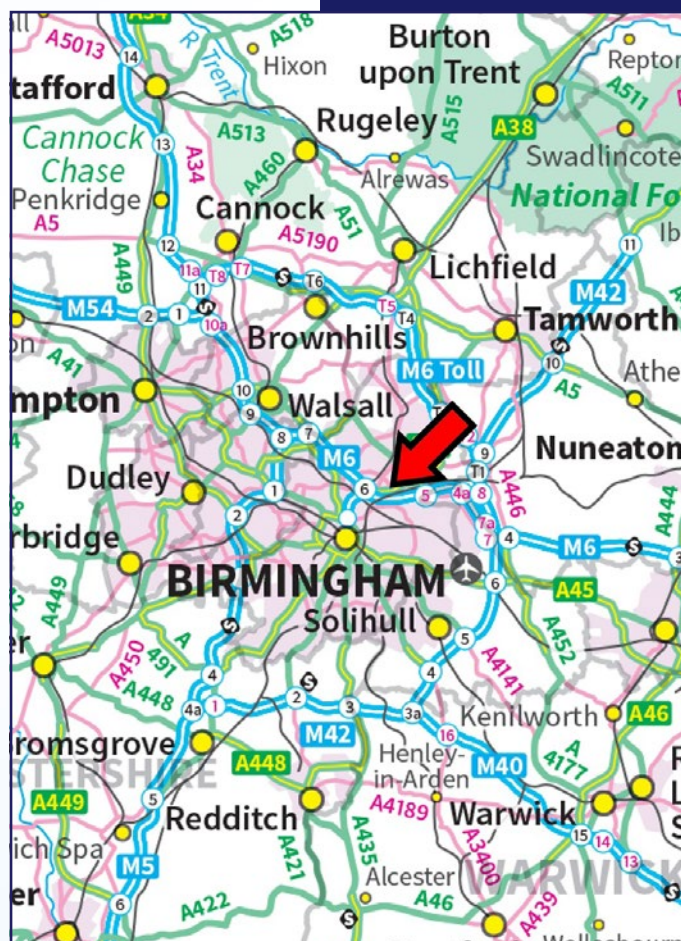
The specification is as follows;

- 7.23 m eaves height
- 4 level access loading doors
- The warehouse is heated and lit
- HQ style 2 storey offices with feature glazed entrance and reception area
- WC's and kitchenette facilities
- Yard / car parking area



LOCATION	DISTANCE (MILES)
J6 M6	0.6
Birmingham City Centre	2.9
Birmingham International Airport	11.1
NEC	11.2
Coventry	21
East Midlands Airport	38.6

POSTCODE: B24 8TA



ACCOMMODATION

	SQ M	SQ FT
Warehouse	1,639.44	17,647
Warehouse	1,281.56	13,795
Link	20.89	225
Office Ground Floor	455.16	4,899
Office First Floor	455.16	4,899
Lobby	5.34	57
TOTAL Approx. Gross Internal Area	3,857.55	41,522

TENURE

The property is available by way of an assignment / sub-lease on an existing lease expiring January 2028

RENT

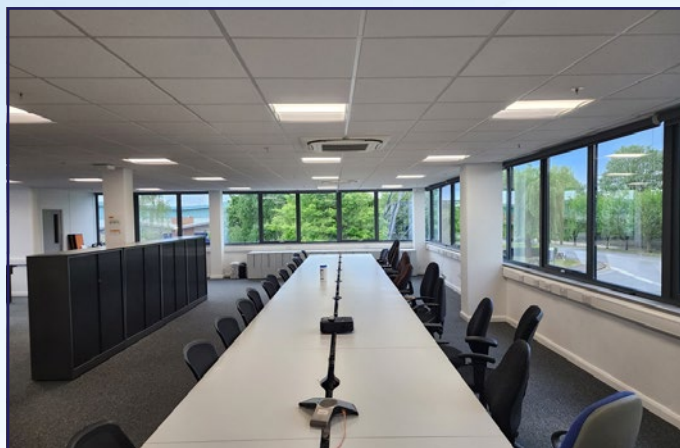
£395,000 per annum, exclusive

EPC

EPC Rating - C (74)

BUSINESS RATES

Rateable Value (2023): £246,000



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 COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

All figures quoted are exclusive of VAT.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 06/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given 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 satisfy themselves by inspection or otherwise as to the correctness of each of them.
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