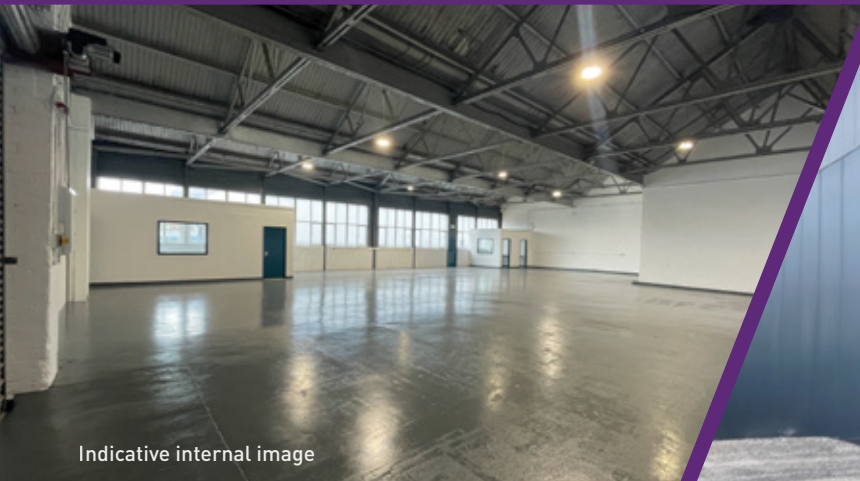




HASTINGWOOD BUSINESS PARK

Wood Lane, Birmingham B24 9QR

UNIT AA04 13,298 sq ft (1,235 sq m) INDUSTRIAL UNIT TO LET



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**Flexible Terms with
Immediate Occupation**

www.hastingwoodbusinesspark.co.uk



Location

The estate is strategically positioned on Wood Lane in Erdington, just two miles away from J6 of the M6 at Spaghetti Junction, which is the central hub of the National Motorway network. Junction 6 of the M6 also provides convenient access to Birmingham City Centre and the Ring Road via the A38M Aston Expressway. Wood Lane itself can be easily reached via the A38 Tyburn Road or the A47 Heartlands Parkway, both of which are direct routes leading into Birmingham City Centre, located just four miles away.

The property consists of seven multi-let buildings and is situated in one of Birmingham's top distribution areas. It benefits from excellent connectivity to the wider UK motorway network, with the M6, M6 Toll, and M42 all serving the area.

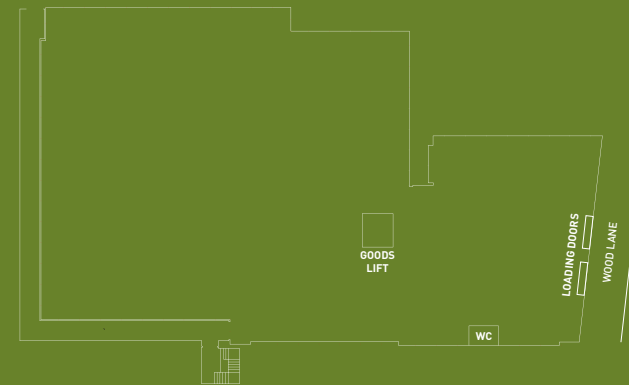
The estate holds a prominent position off Wood Lane in Erdington and attracts a range of national and international occupiers, including Jaguar Land Rover, Amazon, Hermes, DHL Supply Chain, UK Mail, and Kuehne and Nagel.



Description

The property comprises:

- Prominent, road fronting warehouse / industrial unit
- Office accommodation
- Dock level loading (internal)
- Concrete floor
- Steel truss frame
- External loading/unloading area
- Lighting



-  24 HOUR SECURITY
-  HIGH SPEED INTERNET AVAILABLE IN ALL OFFICES AND UNITS
-  DEDICATED ON-SITE PARKING
-  CONFERENCE ROOM AND CAFÉ ON SITE



Indicative internal image

Availability

The property is available on a new Internal Repairing and Insuring lease for a term of years to be agreed.

Anti Money Laundering

The regulations on money laundering necessitate that identification checks be conducted for all parties buying/renting property. Prior to establishing a business relationship, we will ask for evidence of identification for the buying/renting entity.

Service Charge

There is an estate service charge fee, which is required to maintain the communal areas, and additional information can be provided upon request.

EPC

The EPC rating is D80.
A full certificate is available upon request.

Rent

Rent on application.

Contact

For further information, or to arrange a viewing of the available premises, please contact:

MK2
REAL ESTATE

marketing@mk2.co.uk
0121 386 6600



Chris Keye
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Neil Slade
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