



Prominent frontage on to the A38



Trade consent for B1(C), B2 and B8 uses



30% Of floor space useable for trade sales

TO LET

**TRADE COUNTER/
WAREHOUSE UNITS**

908-7,018 sq ft (84.4-651.9 sq m)

**B | Birmingham
Trade Park**

Kingsbury Road, Erdington 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 occupiers being opposite Jaguar Land Rover, and close by to the Ravenside Retail Park and The Fort. The location provides easy access to the M6 Motorway, with Junction 5 just 1 mile away.



M6 (J5) 1 mile



Close by to the Ravenside Retail Park and The Fort

Surrounding Operators



DRIVE TIMES



DESTINATION

MILES

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



B | Birmingham Trade Park

B24 9PS



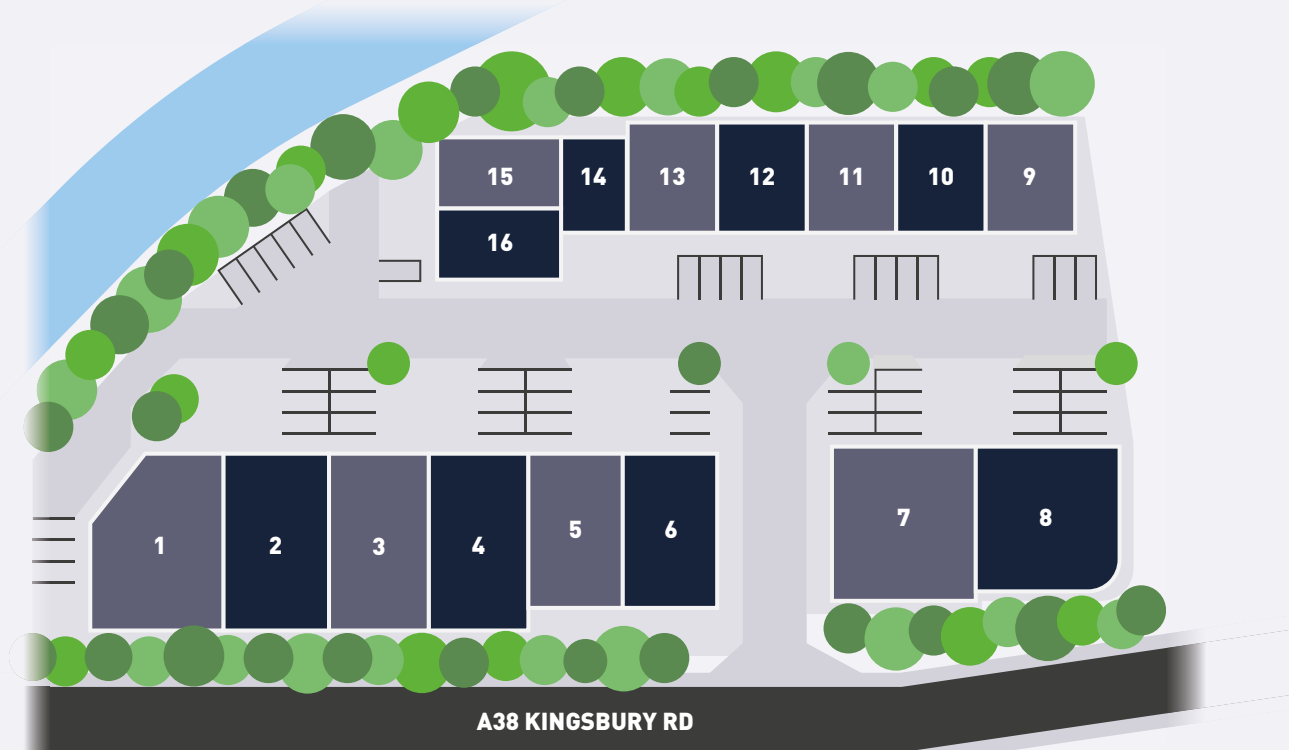


DESCRIPTION

Each unit comprises modern trade/warehousing space benefiting from:

- Minimum clear heights of 6.1m
- 30kN per sq m floor loading
- 3 phase electricity
- Consent for 33% ancillary trade sales
- Electrically operated loading doors
- First floor level for office or storage use

908-7,018 sq ft
(84.4-657.9 sq m)





TERMS

The units are available on a leasehold basis for a term to be agreed.

EPC

Available upon request

VAT

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

Viewing is strictly appointment through the sole agents:

Letting Agents

Kayleigh Holsey

0121 237 1244

07747 486 661

kayleigh.holsey

@realestate.bnpparibas



Chris Keye

0121 647 3541

07951 147 421

chris.keye

@darbykeye.co.uk



Landlord

Adam Morgan

07876 881 465

adammorgan@ribston.com

RIBSTON

01937 290 089

www.ribston.com

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

BNP Paribas Real Estate, Darby Keye & 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 Real Estate, Darby Keye & 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 2019.

B | Birmingham Trade Park

Kingsbury Road, Erdington B24 9PS

UNIT	SQ FT	SQ M	RENT	SERVICE CHARGE	INSURANCE	BUSINESS RATES
3	2,583	240	£20,650 pa	£2,138 pa	£523 pa	£17,500 RV
4	2,381	221	£19,050 pa	£1,983 pa	£428 pa	£16,750 RV
5	2,054	190	£16,500 pa	£1,722 pa	£375 pa	TBC
9	2,000	185	£15,500 pa	£1,738 pa	£380 pa	£13,500 RV
10	2,000	185	£15,500 pa	£1,738 pa	£380 pa	£13,000 RV
9&10 combined	4,000	371	£30,000 pa	£3,476 pa	£760 pa	As above