



TO LET

**2,993 sq ft
(278.06 sq m)**

Light Industrial Unit

**15 Key Business Park,
Kingsbury Road,
Erdington,
Birmingham,
B24 9PT**

- Very prominent site on Kingsbury Road
- Great industrial location
- Tall buildings for this size of unit
- Secure site

www.kwboffice.com

0121 233 2330

Property details – 15 Key Business Park

Description

The modern industrial unit is of brick-built construction with roller shutter access, concrete flooring and excellent natural light throughout. The property benefits from a mezzanine level providing additional storage or workspace together with fitted office accommodation. The unit offers warehouse space with ancillary office areas and WC facilities, making it suitable for a variety of industrial, trade counter or storage uses.

Location

Key Business Park is situated on Kingsbury Road, Erdington, an established industrial and commercial part of the city. The estate is well located with easy access to the M5 (J4) at Castle Bromwich and M42 (J9) at Minworth. Additionally the M6 Toll is accessible from Sutton Coldfield bypass (A38) and which leads on to Lichfield, Derby and the M1 motorway.

Accommodation

Description	Sq m	Sq ft
Ground floor	138.98	1,496
First floor	139.07	1,497
Total	278.05	2,993

Rent

Rent (pa)	Service Charge (pa)
£18,000	£2,376.95

Business Rates

£15,500

EPC

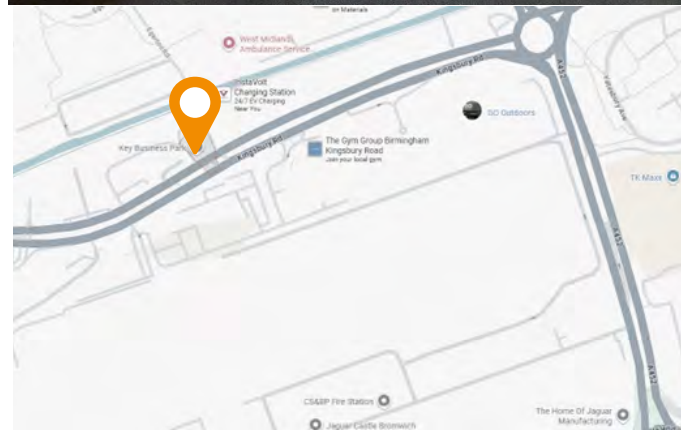
The EPC rating for Unit 15 is E.

Services

All main services are connected to the unit. KWB have not tested any of the services.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.



For further information and to arrange a viewing, please contact:

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