

AVAILABLE NOW TO LET

# Unit 3 - a high specification 21,552 sq ft industrial / logistics unit

BIRMINGHAM  
**JUNCTION 6**

URBAN LOGISTICS  
BUSINESS PARK

ELECTRIC AVENUE,  
BIRMINGHAM B6 7JJ

///TOAST.SHOT.MIXED





Unit 2	Sq ft	Sq m
Warehouse	17,267	1,604.2
GF Office	2,181	202.6
FF Office	2,104	195.5
<b>TOTAL GIA</b>	<b>21,552</b>	<b>2,002.3</b>

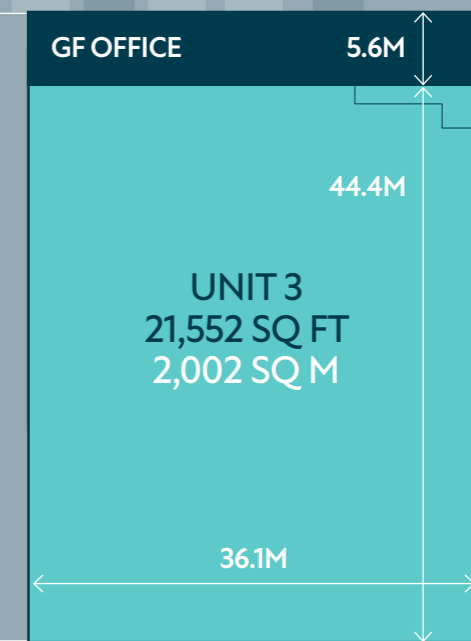
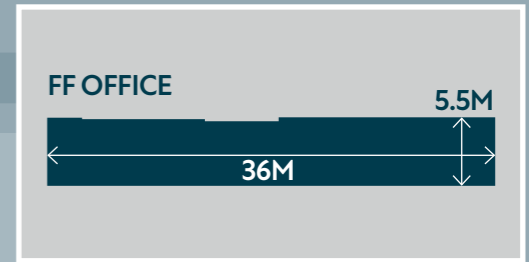


21,552 sq ft refurbished warehouse/  
industrial unit available now

BIRMINGHAM  
JUNCTION 6



ALLOCATED SECURE  
CAR PARKING



3 LEVEL ACCESS  
LOADING DOORS

YARD

3 LEVEL  
ACCESS LOADING  
DOORS

SECURE ONSITE  
CAR PARKING

8M EAVES  
HEIGHT

50 KN/M2  
FLOOR LOADING  
CAPACITY

2 STOREY  
OFFICES

B6 7JJ  
///TOAST.SHOT.MIXED

UNIT 3  
21,552 SQ FT



BIRMINGHAM  
**JUNCTION 6**

Located within 3 miles of Birmingham City Centre and within a 30 minute drive of over 1.4 million households, Junction 6 is a prime urban logistics development.

Adjacent to J6 of the M6 the park enables businesses to serve both local and national markets.

**Terms**

The property is available by way of a new full repairing and insuring lease at a term and rent to be agreed. Further information is available from the joint agents.

**Fixtures & Fittings**

The agents have not tested the fixtures and fittings. Interested parties should seek clarification from their own surveyors and consultants as to their adequacy and condition.

**Rateable Value**

The property is described as Warehouse and Premises in the 2017 Ratings List with a current rateable value (1 April 2023 to present) of £156,000.

**Energy Performance Certificate**

A full EPC is available from the joint agents. Rating: C59.

**VAT**

VAT may be chargeable.



All enquiries:

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 **TRITAX BIG BOX**