

# 121,943 SQ FT

FULLY REFURBISHED  
**WAREHOUSE/INDUSTRIAL UNIT TO LET**  
AVAILABLE NOW



2.5MVA  
POWER



4 DOCK  
LEVEL DOORS  
7 SURFACE LEVEL DOORS



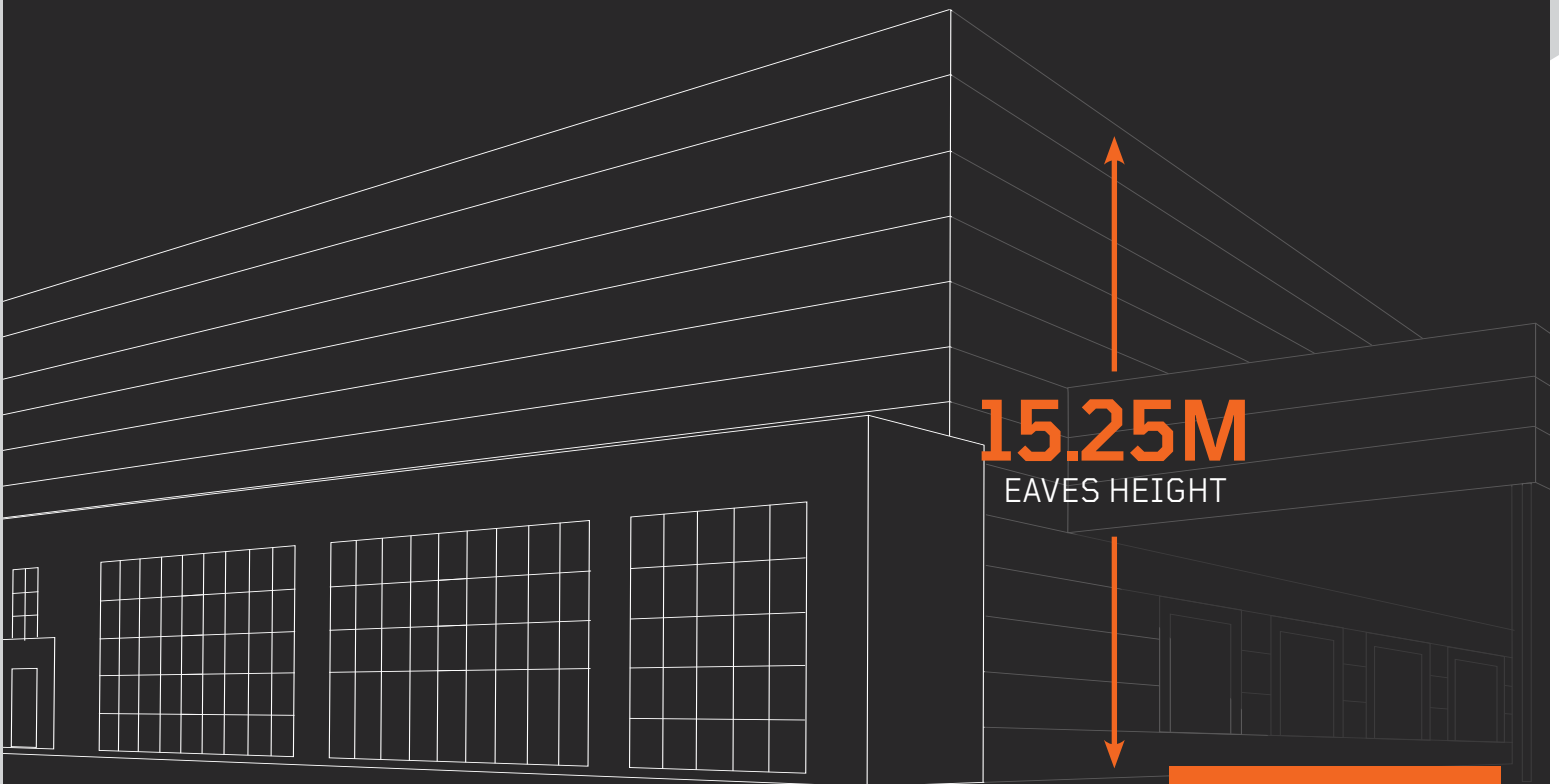
20,412  
PALLET LOCATIONS  
(NARROW)



FULLY  
SPRINKLERED



HEATING & LIGHTING  
WITHIN  
WAREHOUSE



15.25M  
EAVES HEIGHT

**NEXUS 122, NEXUS POINT**  
ELLIOTT WAY, BIRMINGHAM B6 7AP

**nexus  
122**

# ESTABLISHED

Nexus 122 is situated within a well established industrial area approximately 3 miles north of Birmingham and 1.5 miles from Junction 6 of the M6 motorway. High profile local occupiers include Parcelforce, Argos, TNT, Iron Mountain, Birmingham Wholesale Markets, JLR, Beiersdorf, Hydraforce, Guhring and National Grid.

# CONNECTED

**0.3** MILES TO A34

**1.5** MILES TO M6 J6 (SPAGHETTI)

**3** MILES TO BIRMINGHAM CITY CENTRE

**4** MILES TO M6 J7

**12** MILES TO BIRMINGHAM AIRPORT

**13** MILES TO PROPOSED HS2 INTERCHANGE

# WORKFORCE

Birmingham's unemployment rate is significantly above the core city average of 4.1%.

**428,210**

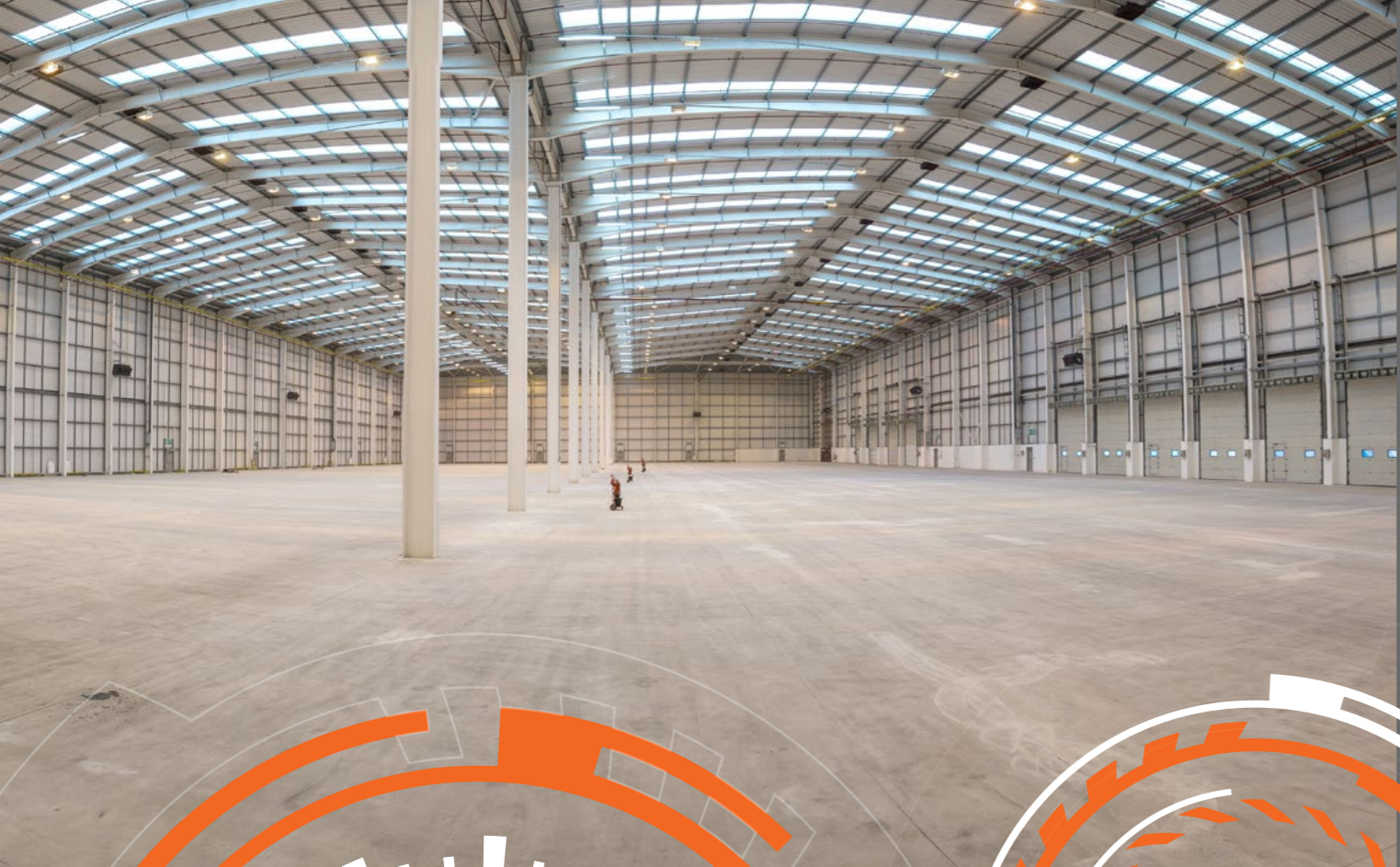
PEOPLE OF WORKING AGE

**1,562,765**

TOTAL POPULATION WITHIN 30 MINUTES DRIVE TIME

Source: Birmingham City Council





**15.25M**  
EAVES HEIGHT

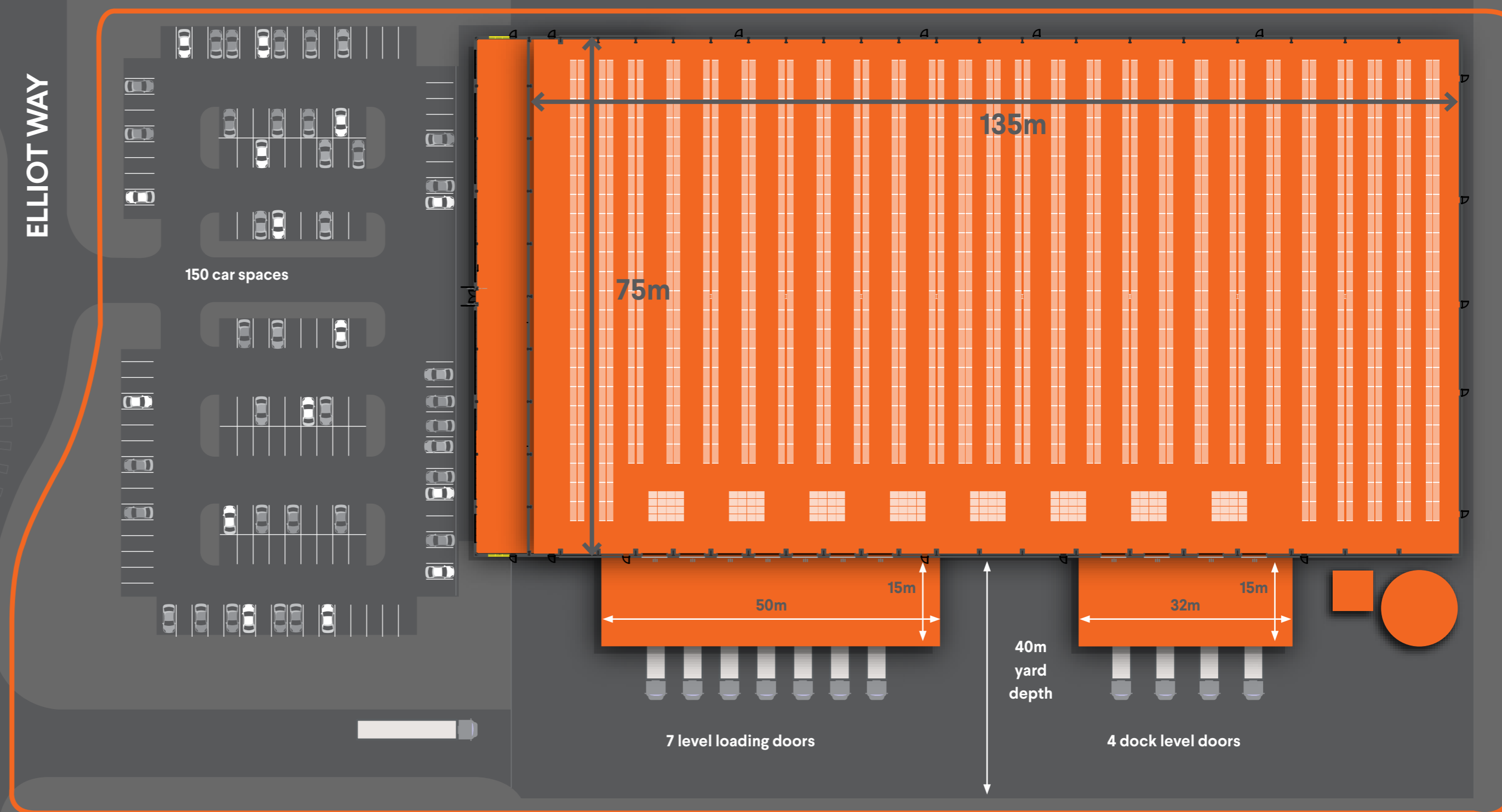
**20,412**  
PALLET LOCATIONS  
[NARROW]

**2.5**  
MVA

**FIT-OUT**  
FULLY SPRINKLERED  
WITH HEATING &  
LIGHTING TO  
WAREHOUSE



ELLIOT WAY



## SPECIFICATION

### WAREHOUSE

- A detached two bay steel portal framed building
- 4 dock level loading / 7 level loading doors
- Height to underside of haunch of 15.25m
- 2 large loading canopies
- 2.5MVA power available

### OFFICES

- 2 storey fully refurbished offices
- Suspended ceilings
- Carpeted
- Heated and lit
- Staff canteen and locker rooms
- Passenger lift

### EXTERNAL

- 40m yard depth
- 150 car spaces

### RACKING CAPACITY

- 20,412 pallet locations (Narrow)
- 18,792 pallet locations (Wide)

### FIXTURES AND FITTINGS

- Fully sprinklered – heating & lighting to warehouse

## ACCOMMODATION

AREA	SQ FT	SQ M
WAREHOUSE	109,537	10,176.3
PUMP HOUSE	405	37.6
GF OFFICE <small>CANTEEN, RECEPTION</small>	6,034	560.6
FF OFFICE	5,967	554.4
<b>TOTAL</b>	<b>121,943</b>	<b>11,328.9</b>



## DRIVE TIMES

	DRIVE TIME	DISTANCE
BIRMINGHAM	11 MINS	3.4 MILES
MANCHESTER	1 HR 52 MINS	84 MILES
SHEFFIELD	1 HR 44 MINS	91 MILES
BRISTOL	1 HR 49 MINS	92 MILES
LEEDS	2 HRS 09 MINS	119 MILES
LONDON	2 HRS 27 MINS	126 MILES
SOUTHAMPTON	2 HRS 36 MINS	143 MILES
NEWCASTLE	3 HRS 34 MINS	206 MILES

Source: AA Route Planner

## RENT/LEASE TERMS

The premises are available by way of a new full repairing and insuring lease.

## RATES

We understand the property has a Rateable Value of £730,000.

## PLANNING

The building has consent for B1 (Light Industrial), B2 (General Industrial) and B8 (Warehouse & Distribution).

**Carter Jonas**

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## AIRPORTS

	DRIVE TIME	DISTANCE
BIRMINGHAM	27 MINS	16 MILES
EAST MIDLANDS	49 MINS	40 MILES
HEATHROW	1 HR 59 MINS	116 MILES

## PORTS

BRISTOL	1 HR 43 MINS	92 MILES
LIVERPOOL	1 HR 53 MINS	94 MILES
FELIXSTOWE	3 HRS 2 MINS	165 MILES

Source: AA Route Planner

## VAT

Will be payable on the rent.

## EPC

The building has an energy performance rating of B-49.

## FURTHER INFORMATION

Please contact the joint agents.

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For the joint agents and the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permission 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. 3.) No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4.) All rentals and prices are quoted exclusive of VAT. May 2023.

