



TO LET

**WAREHOUSE/INDUSTRIAL PREMISES
UNIT 7 PARKWAY INDUSTRIAL ESTATE
HENEAGE STREET
BIRMINGHAM, B7 4LY**



8,598 sq.ft (798.78 sq.m)
(Approx. Gross Internal Area)

* Prominent Estate fronting (A4540) Birmingham Middle Ring Road.

* Available April 2024

* Outside Birmingham Clean Air Zone.

* To be refurbished

* **Rent £83,830 per annum, exclusive**





Location:

The estate is situated on Heneage Street fronting the Dartmouth Middleway (A4540) which forms part of Birmingham’s Middle Ring Road providing direct access to all main arterial routes running in and out of Birmingham City Centre.

Birmingham City Centre is approximately ½ mile distant. National Motorway access is provided by Junction 6 of the M6 Motorway approximately 1.5 miles distant.

Description:

Unit 7 is contained within a modern industrial estate with the unit being of steel portal frame construction with part brick/ part profile clad elevations with a pitched profile clad roof including intermittent translucent roof lights.

The unit also benefits from the following:

- To be refurbished
- Ancillary office facilities.
- WC Facilities.
- 6.5m eaves height.
- Level loading access.
- LED lighting to the warehouse

Externally, the unit has its own dedicated parking area.

Accommodation:

	sq. m.	sq. ft.
Total Approx. Gross Internal Area	798.78	8,598

Tenure:

A new lease is available for a term of years to be agreed.

Rental:

£83,830 per annum, exclusive

Rates:

Rateable Value (2023): £53,000

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party to be responsible for their own legal costs incurred in any transaction.

EPC:

EPC Rating:

VAT:

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

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

The Landlord supports the Code for Leasing Business Premises in England and Wales 2007
www.leasingbusinesspremises.co.uk



Viewing:

Strictly via joint agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com

Or our Joint Agents

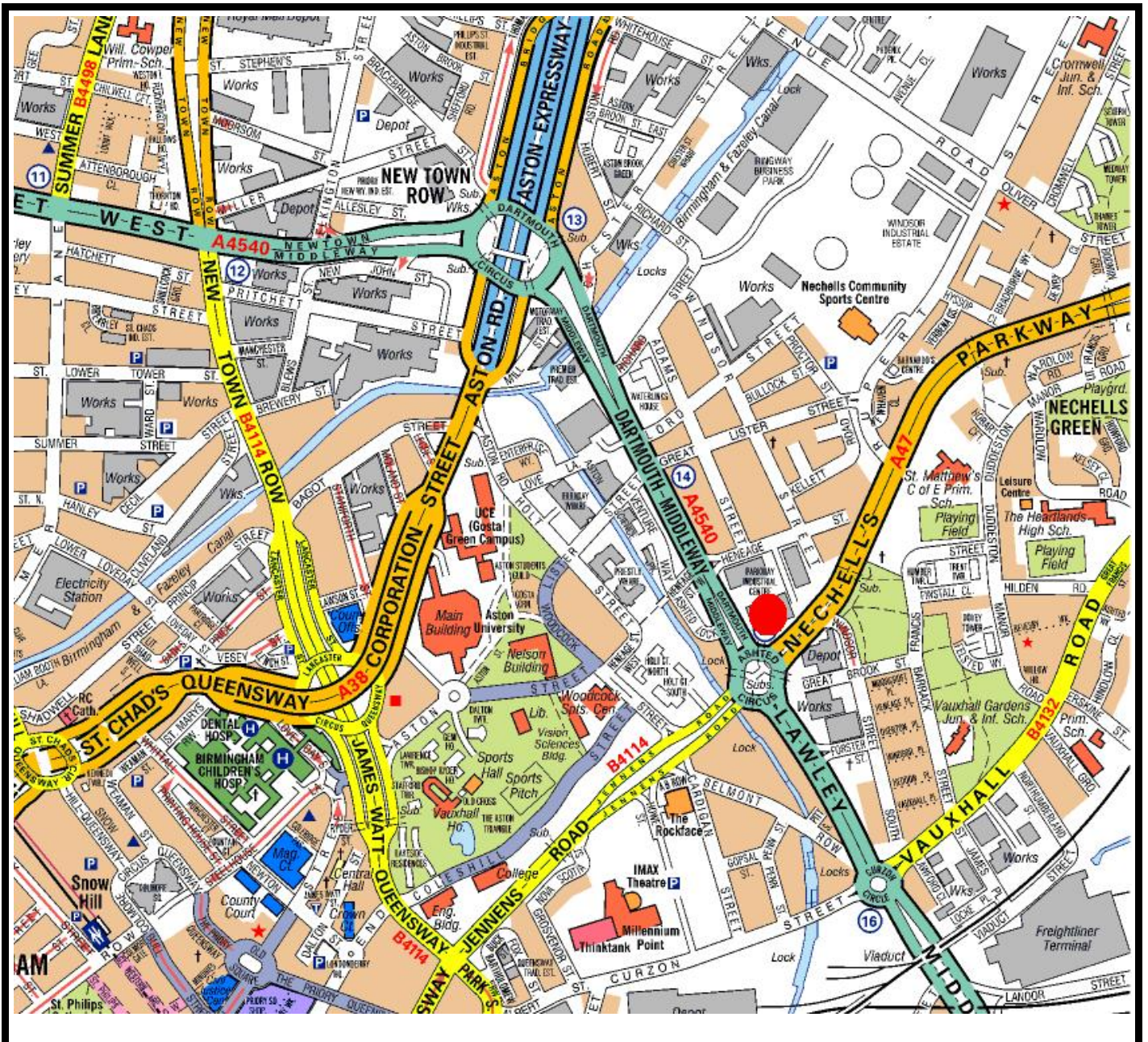
Knight Frank
0121 200 2220

Ref: G4019
Date: January 2024

Subject To Contract

*The Landlord supports the Code for Leasing
Business Premises in England and Wales 2007
www.leasingbusinesspremises.co.uk*





Parkway Industrial Estate
 Heneage Street
 Birmingham
 B7 4LY

harrislamb
 PROPERTY CONSULTANCY



Not to Scale
 For identification purposes
 only.