



TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES WITH OFFICES & DEMISED YARD AREA

UNIT 800 CATESBY PARK, KINGS NORTON, BIRMINGHAM, B38 8SE



24,041 sqft
(2,233 sqm) approx GIA

TO BE FULLY REFURBISHED

RARE SOUTH BIRMINGHAM MID-BOX OPPORTUNITY

GOOD ROAD LINKS off MAIN A441 PERSHORE ROAD





LOCATION

The property is located on the established Catesby Park, located off Eckershall Road, Kings Norton, conveniently accessed from the main A441 Pershore Road. The estate is strategically located with Junction 2 M42 approximately 3 miles distant, linking to the National Motorway Network via the M5, M40, M6, M6 Toll. Birmingham International Railway Station, Birmingham Airport and the NEC are all approximately 10 miles distant. Birmingham City Centre being approximately 5 miles distant. The location also benefits from excellent public transport links with Kings Norton Train Station nearby and bus routes to the Pershore Road.

DESCRIPTION

The property is of steel portal frame construction with part blockwork, part profile clad elevations surmounted by a profile clad roof incorporating intermittent translucent roof lights, with integral two storey offices, demised yard and car parking.

The property provides:

- Concrete floor
- 8m eaves height (7m to haunch)
- Electric roller shutter door
- Warehouse lighting
- Ground and first floor offices (inc W/C facilities)
- Demised concrete yard areas
- Demised car parking (approx 30 car spaces)

ACCOMMODATION

	sqft	sqm
Warehouse	22,099.6	2,053.1
Offices	1,941.8	180.4
TOTAL GIA	24,041.4	2,233.5

AVAILABILITY/ TENURE

The premises are available following full landlord refurbishment by way of a new full repairing and insuring lease upon terms to be agreed.

RENTAL

On application.

BUSINESS RATES

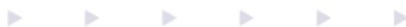
Unit 800 (2017 Warehouse & Premises) £123,000

PLANNING

We have been advised by Birmingham City Council that the premises are located within an area suitable for employment uses. Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 9944.

EPC

Unit 800: Rating D (90)





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.

ANTI 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

LEGAL COSTS

Each party to bear their own.

VAT

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

VIEWING

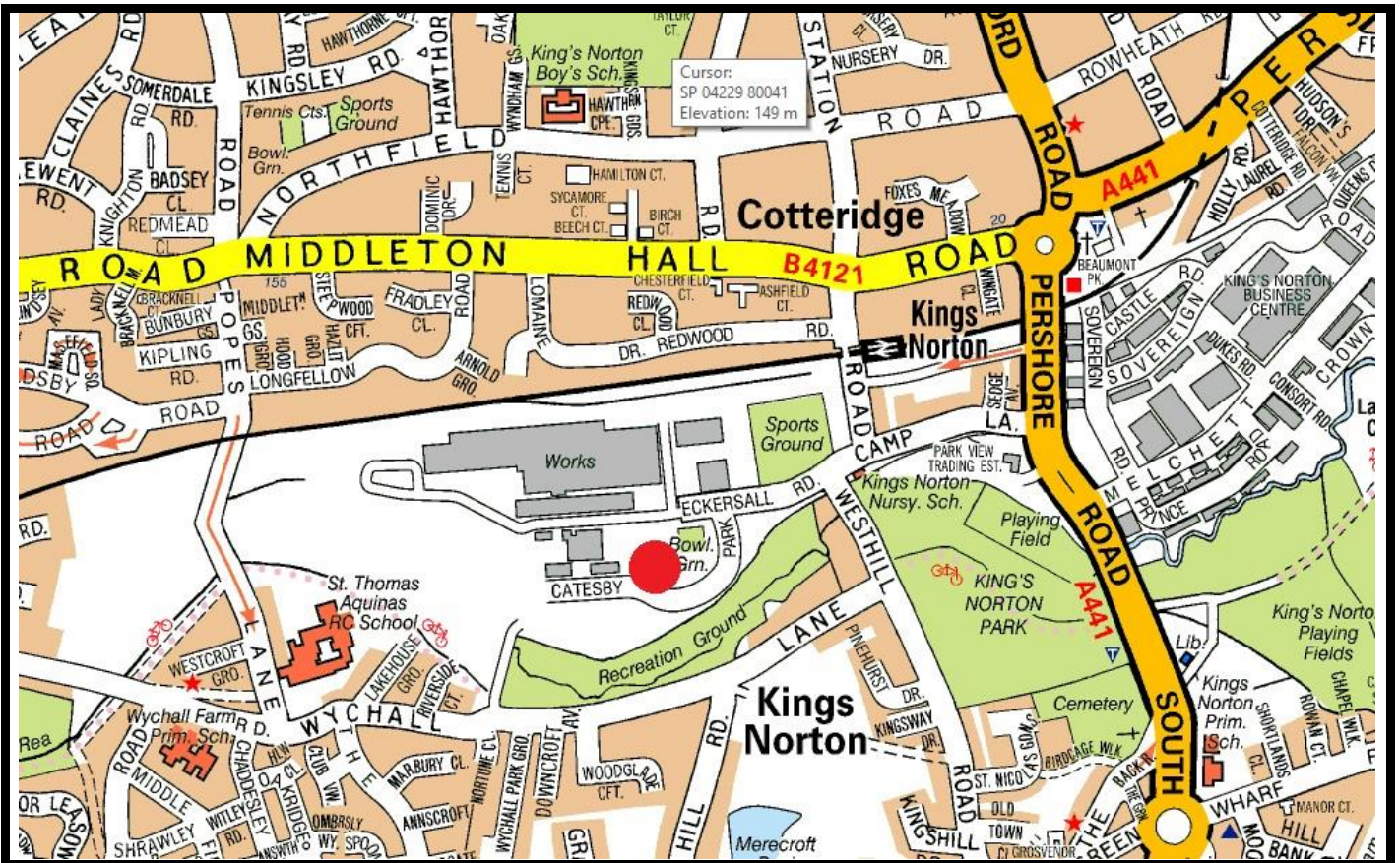
Strictly via sole agents:

HARRIS LAMB

Tel: 0121 455 9455/ 07766 470384
Contact: Neil Slade
Email: neil.slade@harrislamb.com
Ref: G3487
Date: September 2021

Subject To Contract





Unit 800 Catesby Park
 Kings Norton
 Birmingham
 B38 8SE



Not to Scale
For identification purposes only.

harrislamb
 PROPERTY CONSULTANCY