

\* LOCATED OUTSIDE CONGESTION ZONE CHARGE\*

INDUSTRIAL / TRADE

TO LET 800 sqft (approx.)

SUITE A11, Radshape Park, Shefford Rd, Birmingham B6 4PL

MODERN SELF CONTAINED OFFICE | FREE PARKING | 24 HOUR PRIVATE ACCESS

**PROPERTYLINK**  
MIDLANDS  
**0121 200 3344**  
[propertylink.co.uk](http://propertylink.co.uk)

# KEY POINTS

- GROUND FLOOR
- GLAZED FRONTAGE
- 24 HOUR ACCESS
- FULLY REFURBISHED
- M5 / M6 / A38(M) / A34
- FREE PARKING
- NEW LED LIGHTING
- GOLDEN-TRIANGLE LOCATION
- CONGESTION-ZONE FREE



PROPERTYLINK  
0121 200 3344



PROPERTYLINK  
0121 200 3344

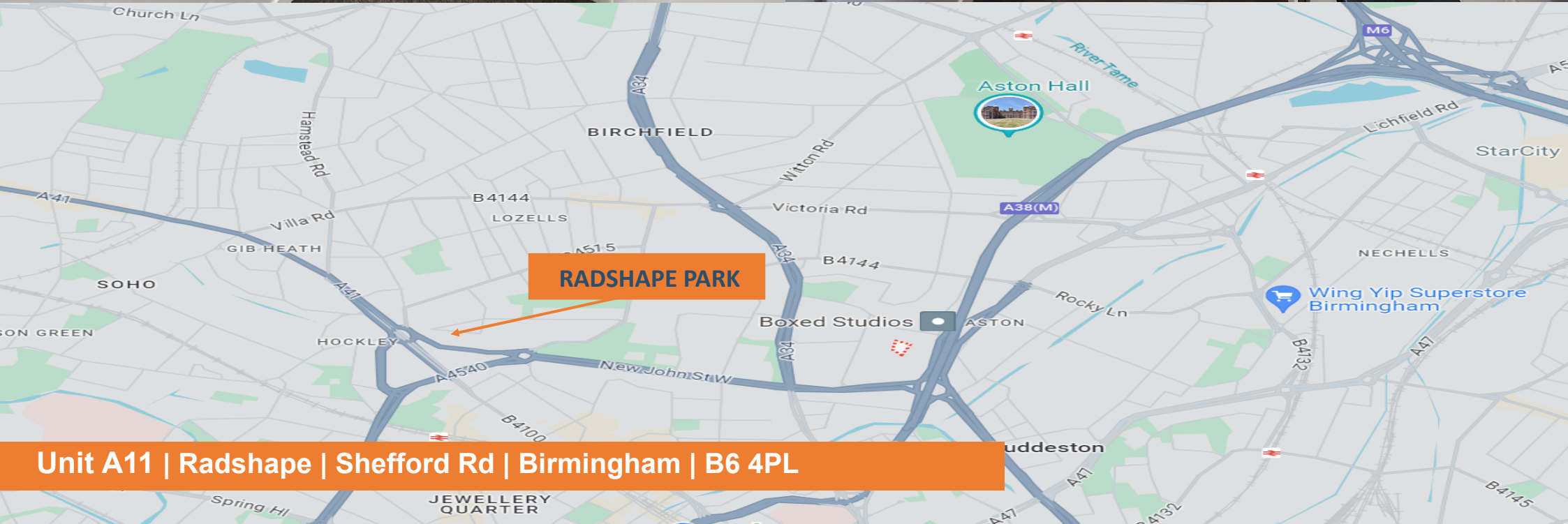
Unit A11 | Radshape Business Park | Shefford St | Birmingham B6 4PL



PROPERTYLINK  
MIDLANDS  
0121 200 3344



PROPERTYLINK  
MIDLANDS  
0121 200 3344



Unit A11 | Radshape | Shefford Rd | Birmingham | B6 4PL

## LOCATION

Radshape is situated in a prime location in Birmingham City Centre outskirts in Aston directly adjacent to the A38M Aston Expressway with J6 M6 North 7 South bound 5 mins from the premises. The premises less than 1 mile from Birmingham City Centre and Business District. The premises are also adjacent to the A34 Ring Road and the M5 easily accessible being less than 8 miles away. The site sits within an Golden Triangle Location for distribution with the Royal Mail main sorting hub less than 200 yards from the premises providing excellent distribution for online and or parcel reliant companies. The premises further benefit from being located outside the chargeable clean air zone saving thousands.

## DESCRIPTION

The offices are newly created and fully fitted out for occupiers who require private office space without sharing access and or communal areas. Suite A11 is designed for occupiers who require offices and direct parcel deliveries and or studio space privately available 24 / 7. Internally the premises benefit from open plan office space and a private office area. There is also WC facilities and kitchen area. The premises benefit from free off road and on road parking. The premises are accessed via a large floor to ceiling glazed aluminium door. The premises are carpeted throughout and enjoy a heating system internally. The premises are in excellent condition. Surrounding occupiers Royal Mail, CEF, BSS, Guest Trucks, VW, National Express etc.

## PLANNING

We understand that the property benefits from B1, B2, B8 uses, however, we advise all interested parties to make their own enquiries with the relevant local authority.

## SERVICES

We understand that the property benefits from a electrical connection and a water feed.

## VAT / BUSINESS RATES

VAT will be levied to the rental. All interested parties with regards business rates are advised to make their own enquiries to the local authority.

## COMMUNAL AREA CHARGE

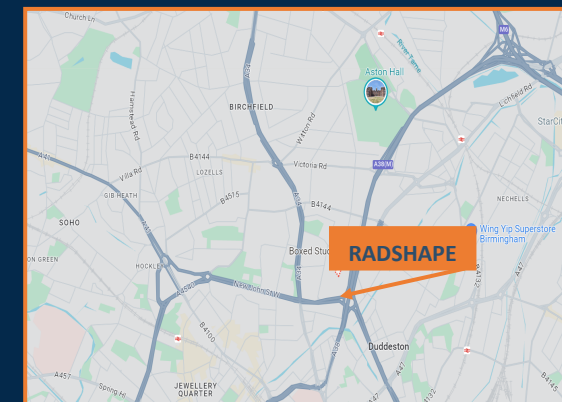
A contribution is payable in respect of maintenance and management of estate communal areas.

**PRICE / AVAILABILITY** Price On Application. Available immediately, subject to contract.

All enquiries to:

**PROPERTYLINK**  
MIDLANDS  
**0121 200 3344**  
[propertylink.co.uk](http://propertylink.co.uk)

In association with:



[info@propertylink.co.uk](mailto:info@propertylink.co.uk)

### Misrepresentation Act.

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy. Property Link Midlands or any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electronic equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/ purchasers should satisfy themselves as to the fitness of such equipment for their requirements.