

\* Available August 2024 Under Major Refurbishment \*

INDUSTRIAL / TRADE

TO LET 23,750 sqft (approx.)

Units A2, A3, & A4, Radshape Park, Shefford Rd, Birmingham B6 4PL

MODERN WAREHOUSE | Close to M6 J6/ A38(M) / A34 | GLAZED CURTAIN WALL FRONTAGE

**PROPERTYLINK**  
MIDLANDS  
**0121 200 3344**  
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# KEY POINTS

- SECURE GATED YARD
- GLAZED FRONTAGE
- 6 M Approx HEIGHT
- Fully Refurbished
- M5 / M6 / A38(M) / A34
- DUAL ACCESS GOODS LOADING DOORS
- NEW LED LIGHTING
- GOLDEN-TRIANGLE LOCATION
- CONGESTION-ZONE FREE



Units A2, A3, & A4 | Radshape Business Park | Shefford St | Birmingham B6 4PL



Units A2, A3, & A4 | Radshape | Shefford Rd | Birmingham | B6 4PL

PROFESSIONAL  
PROPERTY  
0121 200 3444

Google

## 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 premises are constructed of steel portal frame with 30 % natural roof lights all newly installed for excellent natural light internally, there is newly installed high bay low energy led lights throughout, newly wired also. The premises benefit from dual loading doors at each end of the unit which is rare and making loading and unloading far more efficient. Externally the premises have newly built brick elevations with floor to ceiling aluminium glazed curtain wall frontages suitable for use as a trade counter and or office, offices are fully refurbished and ready for occupation. There is also WC facilities and kitchen area. The premises benefit from a large concrete communal access and unloading yard. We understand the roof is up to 6.5 in height maximum. 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 large three phase HV electrical connection and a water feed, fire alarm system.

## 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

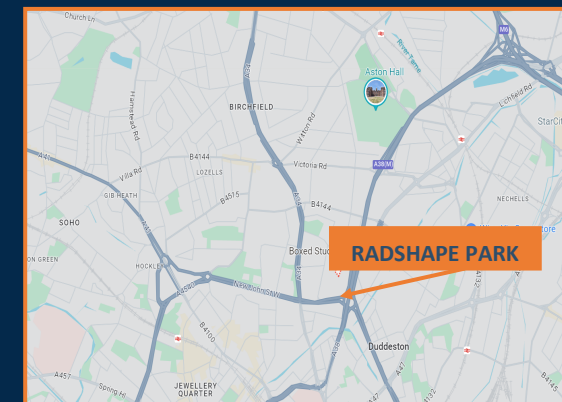
A contribution is payable in respect of maintenance and management of estate communal areas.

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

All enquiries to:

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In association with:



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

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