

* HYBRID OFFICE / WAREHOUSE UNIT *

Greystone



TRADE UNIT

TO LET 1,100 sqft (approx.)

Unit A8/9, Radshape Business Park, Shefford Road, Birmingham B6 4PL

HYBRID WAREHOUSE UNIT | Close to M5 / M6 / A38(M) / A34 | NEWLY REFURBISHED

PROPERTYLINK
MIDLANDS
0121 200 3344
propertylink.co.uk

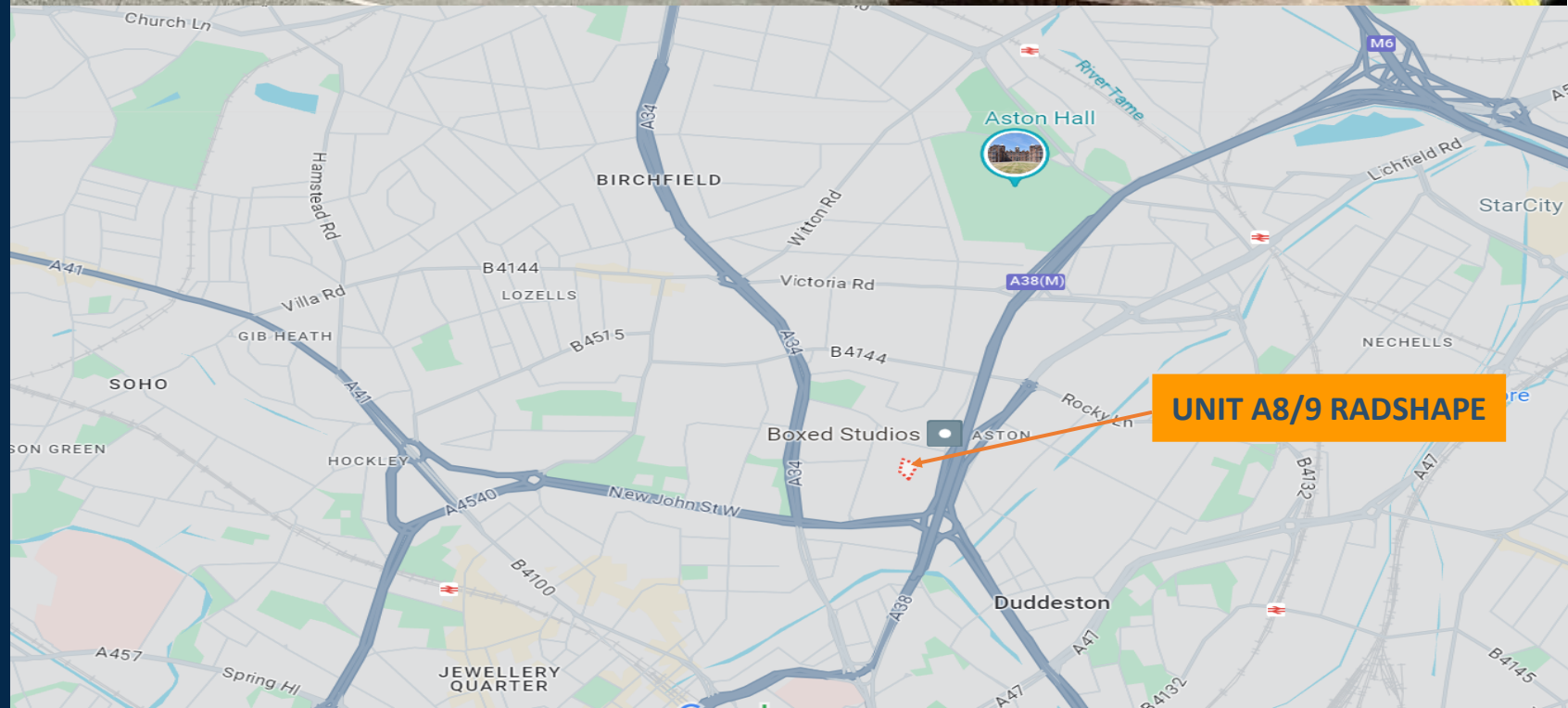


* NEWLY REFURBISHED MODERN WAREHOUSE AT RADSHAPE *

PROPERTYLINK
0121 200 3344

KEY POINTS

- CENTRAL LOCATION
- GLAZED FRONTAGE
- ROADSIDE ACCESS
- FULLY REFURBISHED
- M5 / M6/ A38(M) / A34
- OFFICE AREA
- NEW LED LIGHTING
- GOLDEN-TRIANGLE LOCATION
- CONGESTION-ZONE FREE



LOCATION

Radshape Business Park is situated in a prime location on the outskirts of Birmingham City and less than 1 mile from the Business District. It is directly adjacent to the A38(M) Aston Expressway with M6 J6 North and J7 South only 5 minutes away. The premises are also adjacent to the A34 Ring Road and the M5 is less than 8 miles away. The site sits within the Golden Triangle for distribution with the main Royal Mail 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.

DESCRIPTION

The premises are newly refurbished with glazed aluminium access door and a metal roller shutter door for goods access with newly installed lighting and decorating throughout including walls and floors. The premises benefit from convenient roadside access making loading and unloading far more efficient. The property also includes an office area which is also fully refurbished and ready for occupation. There WC facilities. The premises have been newly refurbished to an excellent condition. Surrounding occupiers include Royal Mail, National Express, VW, CEF, BSS, and Guest Trucks, Suitable for light commercial uses.

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 an three phase HV electrical connection and a water feed, fire alarm system.

VAT / BUSINESS RATES / EPC

VAT will be levied to the rental. All interested parties with regards business rates are advised to make their own enquires to the local authority. We understand the property has achieved an excellent "B" rating EPC.

COMMUNAL AREA CHARGE

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

PRICE / AVAILABILITY

£995 per calendar month. Available immediately, subject to contract.

Unit A8/9 | Radshape Business Park | Shefford Road | Birmingham |

All enquiries to:

PROPERTYLINK
MIDLANDS
0121 200 3344
propertylink.co.uk

In association with:



info@propertylink.co.uk

Misrepresentation Act.

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