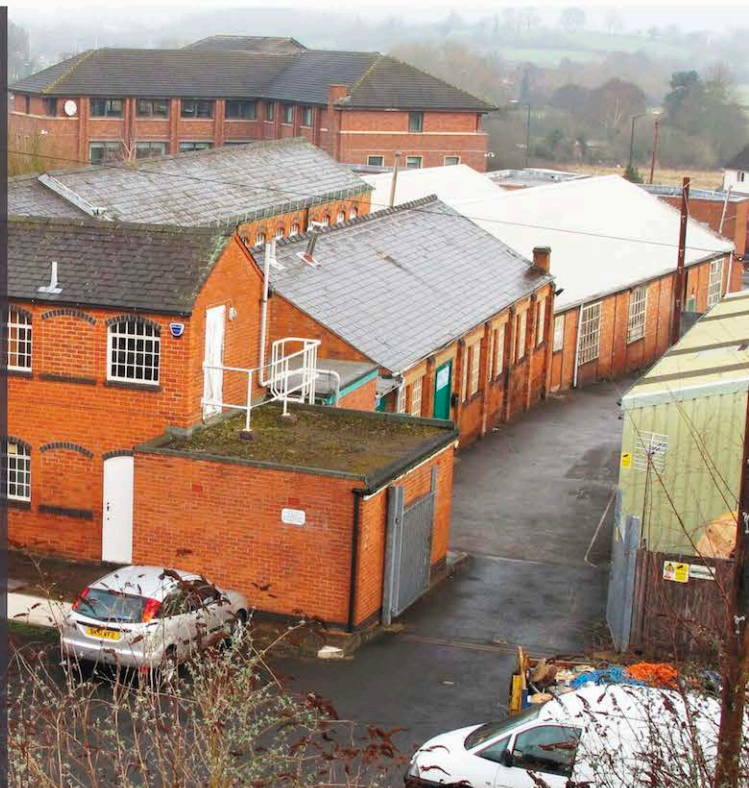


INDUSTRIAL /
WORKSHOP
SPACE

TO LET

ROYAL
VICTORIA WORKS,
BIRMINGHAM



ADDRESS AND SIZE

Warwickshire, B80 7AP

34,300 sq ft in total

SUMMARY

Royal Victoria Works is an all-in-one trading estate, offering everything your business needs within one single space.

VIEWING

Arrange a viewing with one of our property team using contact details below. Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

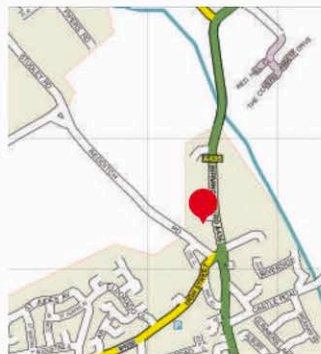
GET IN TOUCH

☎ 0121 228 0000

🌐 pallmallestates.co.uk



High value, low cost, flexible business
space to let throughout the UK



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



0121 228 0000
pallmallestates.co.uk

High value, low cost, flexible business space to let throughout the UK

DESCRIPTION

Royal Victoria Works is an all-in-one trading estate, offering everything your business needs within one single space. Comprised of 8 stand-alone units, the site offers production warehouse, light industrial, workshop and office accommodation. All units have period features and sit alongside a large car park.

Unit 1 is a warehouse with a max eaves height of 4.86m, and loading is via a roller shutter door which is 3.5m high and 2.9m wide. Unit 2 offers warehousing with office space, and loading via a roller shutter door which is 3.5m high and 2.9m wide.

LOCATION

The site can be accessed from both Birmingham Road and Redditch Road. Studley is situated on the western edge of Warwickshire, and Redditch Rail provides direct access to Birmingham New Street Station.

FEATURES

- Access from two roads
- Purpose built warehouses
- Mixed use location
- J5, M5, 11 miles
- Available to let as a whole or as individual units
- On-site car parking
- Period workshops
- Access from two roads

APPROXIMATE DRIVING DISTANCES

Redditch	4 miles
Stratford	13 miles
J3 M42	6 miles
J5 M5	11 miles
Birmingham Airport / NEC	20 miles

UNIT SIZES

	Sq ft	Sq m
Warehouse/industrial	11,500	1,050
2 Industrial unit with offices	10,000	930
4 First floor office space	3,200	300
Total	34,300	3,180

LEASE TERM

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees.

TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. December 2014