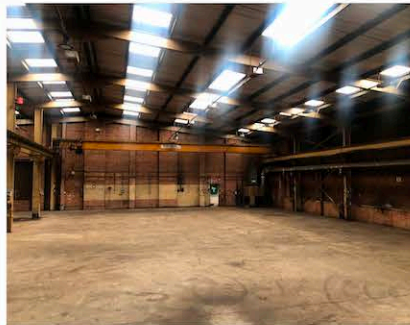
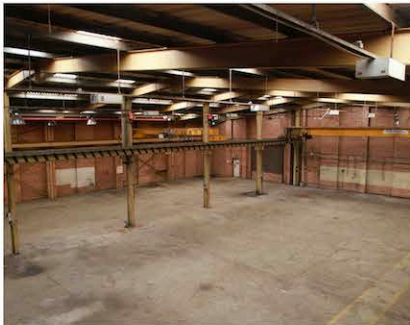




INDUSTRIAL
SPACE
12,822 sq ft

TO LET

UNIT 61
THE AVENUE
RUBERY
BIRMINGHAM



ADDRESS AND SIZE

Birmingham, West Midlands, B45 9AL

12,822 sq ft | 1,192 sq m

SUMMARY

- 2 x 5 tonne cranes
- Secure service yard
- No service charge
- Easy access to A38/national motorway network

VIEWING

Arrange a viewing with one of our experienced 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!

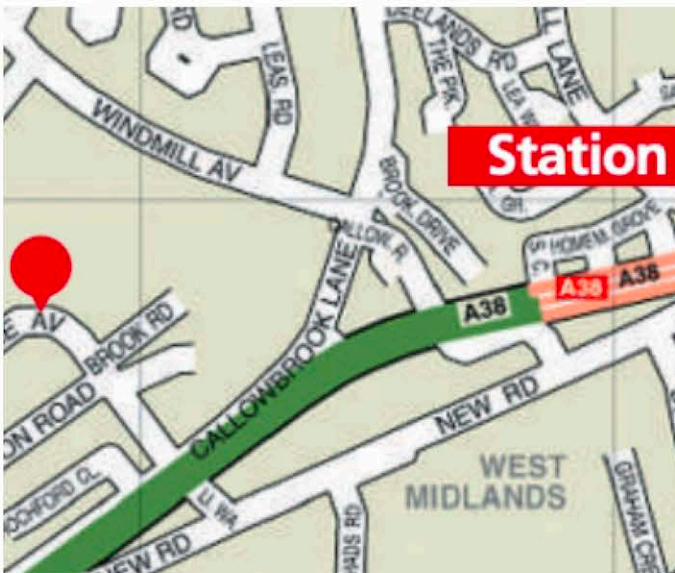
GET IN TOUCH

📞 0121 228 0000

🌐 pallmallestates.co.uk



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



DESCRIPTION

The self-contained steel portal frame warehouse has an eaves height of 5.7m rising to 7m, accessed via a roller shutter door. The unit benefits from 2 x 5 tonne cranes, an enclosed service yard and dedicated car parking to the front.

The two-storey brick built offices to the front offer open plan offices serviced by works and office Ladies and Gents WCs, with an integral kitchen on the first floor.

Units at this location don't come available often, so be sure to get in touch if you're interested.

LOCATION

61 The Avenue is located in Rubery. The national motorway network is easily accessible, via the A38 and J4 of the M5 motorway, circa 1.5 miles distance, whilst junction 1 of the M42 is approximately 3 miles.

Longbridge Cross City Line Station is approximately 1 mile away providing links to Birmingham city centre and onwards to the national rail network.

APPROXIMATE DRIVING DISTANCES

M5, Junction 4	1.5 miles
M42, Junction 1	3 miles

UNIT SIZES

	Sq ft	Sq m
Warehouse	9,945	924
Ground Floor Offices	1,438	134
First Floor Offices	1,438	134

FEATURES

- Warehouse/industrial with office space
- Max eaves height 7m
- Secure Yard
- Private car park
- Two integral five-tonne cranes
- 1.5 miles to Junction 4 M5
- Longbridge railway station approximately 1 mile

LEASE TERM

Flexible lease terms are available on application

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 guide only for the guidance of intending purchasers or lessees who do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, descriptions, 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 purchaser or lessee 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 whatsoever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT, December 2014

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



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