

To let

Space for business

SINGLE STOREY WAREHOUSE, 28 FT (8.7 M) EAVES HEIGHT,
WITH LARGE YARD, PARKING AND OPTIONAL OFFICES

34,000 sq ft (3,160 sq m)



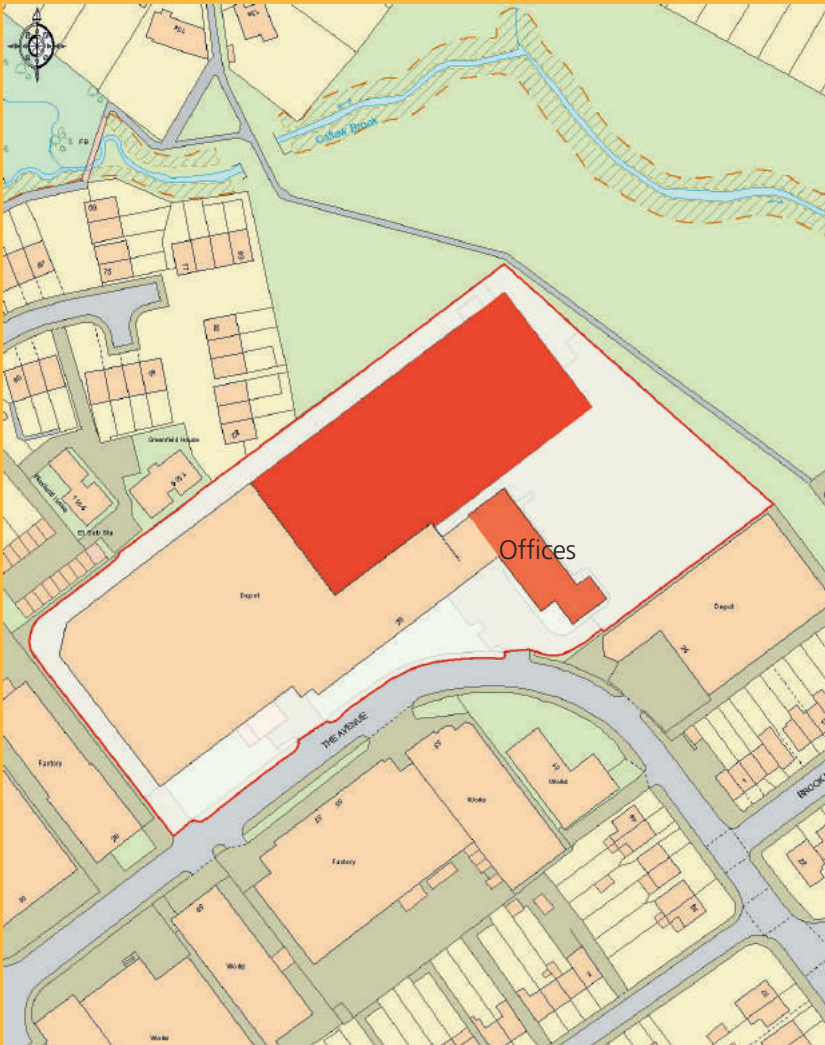
Unit B

26 The Avenue, Rubery
Birmingham B45 9AL



0121 228 0000
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High value, low cost, flexible business space to let throughout the UK



Description

Unit B comprises of a self contained warehouse unit of modern steel portal frame construction with insulated profile steel clad roof and elevations. The units benefit from an eaves height of up to 28 ft (8.7 m) and access is via a roller shutter door leading into a large secured yard and car park.

Location

Unit B is located on The Avenue in Rubery. The motorway network is highly accessible with excellent access to the A38 Birmingham Road and also to Junction 4 of the M5 and Junction 1 of the M42 situated within a 3 mile radius.

Unit Size

	Sq ft	Sq m
Warehouse	34,000	3,160
Offices (Optional)		
Ground Floor	8,147	750
First Floor	3,677	340

Features

- 3 miles to both M5 and M42
- Roller shutter doors
- Secured yard with parking
- Eaves heights of up to 28 ft (8.7 m).

Local services

The Longbridge Cross City Line Station is 1 mile away providing an excellent link into Birmingham city centre and from there the rest of the country is accessible.



Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

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. January 2011.

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.

darbykeye.co.uk

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Pall Mall

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