

To let

Investment/Development opportunity

INDUSTRIAL/WORKSHOP SPACE, CAR PARKING AND OFFICE SPACE
3,200 - 34,300 sq ft (300 - 3,180 sq m)



Victoria Works

Birmingham Road, Studley
Warwickshire B80 7AP



0121 228 0000
pallmallestates.co.uk

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



Description

Victoria Works is a versatile trading estate offering production warehouse, light industrial, workshop and office accommodation. It comprises of eight stand-alone units featuring period charm and potential along with a large car park. All are available to let individually. Unit 1 offers a warehousing with a max eaves height of 4.86 m and loading is via a roller shutter door of height 3.5m and width 2.9m. Unit 2 offers warehousing with office space, with loading via a roller shutter door of height 3.2m and width 2.5m.

Location and Access

The site can be accessed from both Birmingham Road and Redditch Road where it has a frontage of 221 ft (66m). Studley is situated on the western edge of Warwickshire near the border with Worcestershire. Redditch Rail station provides direct access to Birmingham New Street Station.

Approximate distances:

Redditch	4 miles	(6 km)
Stratford	13 miles	(21 km)
J3 M42	6 miles	(10 km)
J5 M5	11 miles	(18 km)
Birmingham Airport/NEC	20 miles	(32 km)

Unit Size

	Sq ft.	Sq m
1 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

Features and Benefits

- Purpose built warehouses
- Period workshops
- Mixed use location
- Access from two roads
- J5, M5, 11 miles

Lease Terms

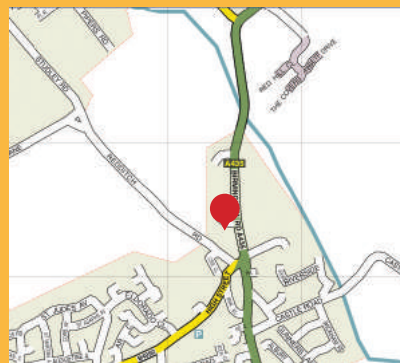
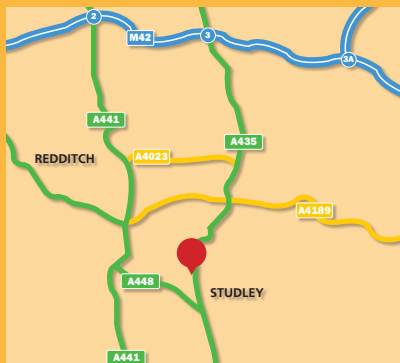
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

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. May 2012.



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.



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