

**TO LET**

# WAREHOUSE / INDUSTRIAL UNITS

Up to 4,569 sq ft (424.47 sq m)

- 6m minimum working height
- On site parking
- 24 hour CCTV security





#### LOCATION

Bilton industrial Estate is located in the Kings Norton area of Birmingham approximately 7 miles to the south of Birmingham City Centre and 4 miles north of Junction 2 of the M42. The estate sits between Stockmans Close and Green Lane which offers direct access to the Redditch Road (A441)

#### DESCRIPTION

The estate comprises 3 terraces of industrial/warehouse units being of steel portal frame construction with part brick/ clad elevations surmounted by corrugated asbestos sheeting incorporating roof lights. Loading access is provided by way of a single steel loading door to each unit.

Internally the units have concrete floors, high level lighting, office accommodation and WCs. The units have a minimum working height of approximately 6m.

The estate has communal loading with parking to the front of each unit.

#### RENTAL

For availability and rents please see the attached schedule.

#### SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas on the estate.

#### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

#### INSURANCE

Building insurance will be arranged by the landlord and recovered from the tenant on a pro rata basis. Contents insurance to be arranged by the ingoing tenant.



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