

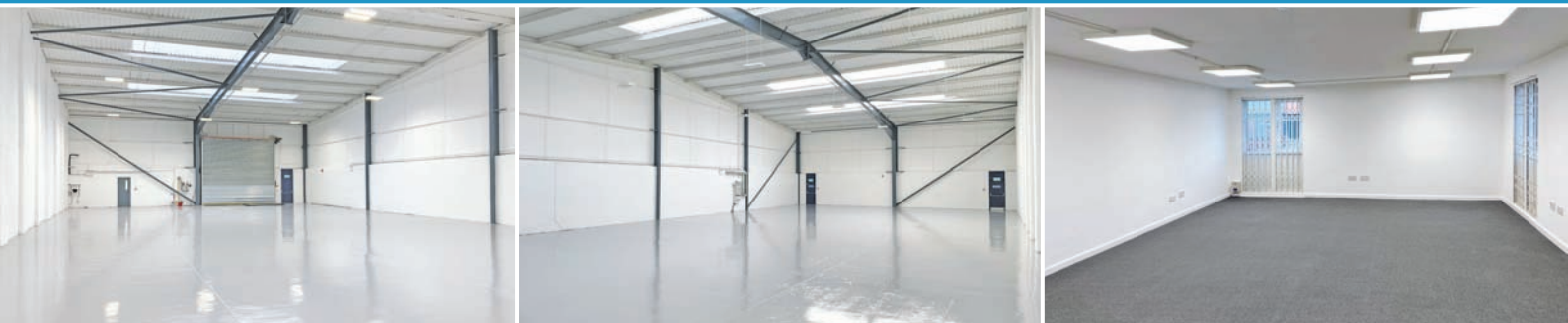
SOLIHULL Sat Nav: B37 7HE

TO LET HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNIT



Unit 44 - 8,004 sq ft (744 sq m)

To be refurbished. Available from March 2024



INTERNAL PHOTOGRAPHS FROM UNIT 19, POST REFURBISHMENT. FOR INDICATIVE PURPOSES ONLY.

Unit 44 - TO LET HIGH QUALITY INDUSTRIAL AND WAREHOUSE UNIT

SPECIFICATION

- 5.5m eaves height
- Two level access loading doors
- Ground floor offices
- Dedicated unloading and parking area
- LED lighting

ACCOMMODATION

UNIT	TOTAL
44	8,004 sq ft (744 sq m)

EPC

The EPC is to be re-assessed following completion of the refurbishment. Expected EPC rating of B.

RATEABLE VALUE

The 2023 Rateable Value is £57,000. Please note that this is not the rates payable.

TERMS

The unit is available by way of a new Fully Repairing and Insuring Lease for a term of years to be agreed.

PLANNING

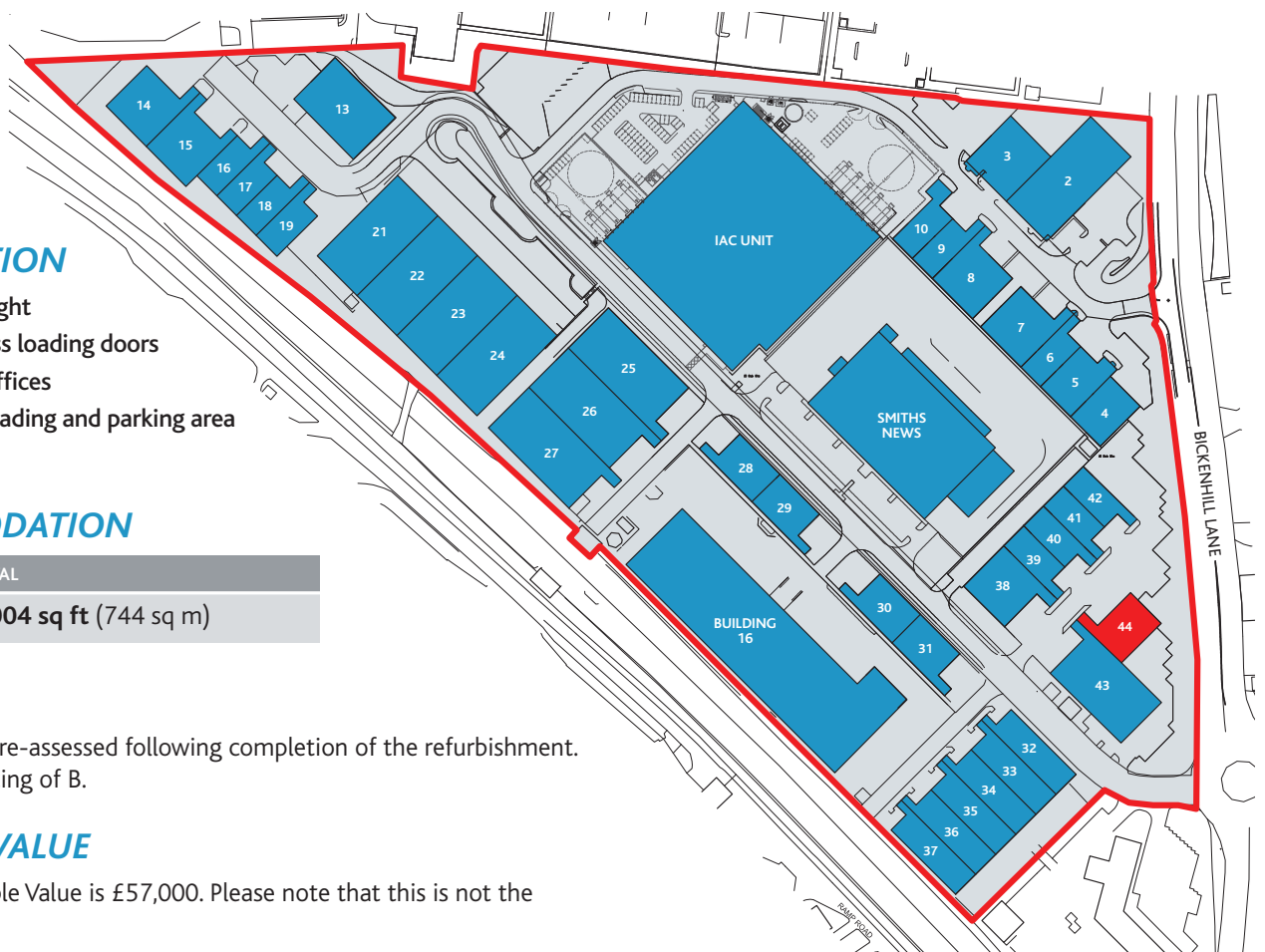
The estate is suitable for light industrial/general industrial and storage/distribution uses falling within classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 2005.

SECURITY

The estate benefits from CCTV coverage across the site, with a manned gatehouse overnight and on weekends.

SERVICE CHARGE

A service charge is levied to cover the communal costs and services for the estate. Please contact the agents for further details.



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FURTHER INFORMATION

For further information or viewing, please contact our joint agents, Colliers or Savills.