

**TO LET
Unit 1
Expressway Industrial Estate
Bracebridge Street
Birmingham B6 4NE**

**9 Colmore Row, Birmingham
B3 2BJ**

Tel : 0121 237 1234

**Industrial unit
5,685 sq ft (528.16 sq m)**



- End terrace unit on a popular multi-let estate
- Central location close to Junction 6 of the M6 Motorway
- 5.31m to eaves
- Lighting and heating in situ
- Available for immediate occupation

Location

The estate is located on Bracebridge Street which is accessed off the A4540 Newtown Middleway, in close proximity to the A38 Aston Expressway. The estate is prominently located being clearly visible from the A38 Aston Expressway benefiting from excellent passing trade.

Birmingham City Centre is approximately 1 mile from the estate and is accessed via the A38 Aston Expressway/ Corporation Street giving direct access to the Centre.

Junction 6 of the M6 is accessed via the A38 Aston Expressway giving access to the M6 and in turn the national motorway network.

Description

The Property comprises an end terrace unit of steel portal frame construction with a pitched roof, part brick, part clad elevations and concrete floors. The units benefit from high bay florescent strip lighting and an electric roller shutter door to the front elevation with an eaves height of 5.4 metres. Externally the unit has a demised yard and parking area.

Accommodation

The floor areas are as follows:

Area	Sq.ft	Sq.m
Warehouse	4536	421.37
GF offices	747	69.43
GF offices	402	37.36
Total:	5685	528.16
Mezzanine	864	80.25

*Approximate Gross Internal Floor Areas

Tenure

The property is available leasehold at a rent of £5.50 psf for a term to be agreed.

Services

We understand that all mains services are connected to the property. Prospective occupiers are advised to test the service and ensure they are suitable for their proposed use.

Location Plan (For information only)



Use

B1, B2 and B8

Business Rates

Interested parties are able to verify the national non domestic rates payable with the Business Rates section of Birmingham City Council.

Planning

We would advise any interested parties to make their own enquiries with the Local Authority.

VAT

VAT is applicable.

Viewing

Strictly by appointment with the sole agent BNP Paribas Real Estate.

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Subject to Contract

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