



FOR SALE/ TO LET

MODERN INDUSTRIAL/WAREHOUSE UNITS WITH OFFICES & YARD

UNITS 1-6 NORLEY TRADING ESTATE
VALEPITS ROAD, GARRETT'S GREEN, BIRMINGHAM, B33 0TD



2,000 sqft – 32,000 sqft
(185.8 – 2,972.9 sqm) approx

- AVAILABLE AS A WHOLE OR IN PART
- INDUSTRIAL, HQ OFFICES, YARD & ONSITE CAR PARKING
- ESTABLISHED WAREHOUSE/ PRODUCTION LOCATION





LOCATION:

Norley Trading Estate is located on Valepits Road, accessed off Granby Avenue within an established industrial commercial area of Garretts Green.

Access to the site is either via the Bordesley Green Road (A4128) to the north, or alternatively, the Coventry Road (A45) to the south. Motorway access is provided via Junction 6 M42 via the A45, in turn linking to the National Motorway Network.

DESCRIPTION:

The estate provides 3 buildings of modern portal frame construction with brick/block part clad elevations with profile clad roofs over.

The rear unit provides a modern, good specification HQ two storey office with private and open plan areas, canteen and W/C's. The warehouse area provides good working height, lighting and mezzanine offices/stores with access via roller shutter doors to a large yard area.

The side terrace provides four interlinked units available as a whole or in part. The units provide a mix of workshop/ warehouse space and offices.

The front unit is built to an industrial specification but fully fitted as good quality offices and available as is or on a reconfigured basis subject to terms.

ACCOMMODATION:

	sqft	sqm
FRONT UNIT	8,000	743.2
SIDE TERRACE	9,200	854.7
REAR FACILITY	14,800	1,375
TOTAL G I A (approx)	32,000	2,972.9

TENURE:

The premises are available by way of a new full repairing and insuring lease upon terms to be agreed, or on a freehold basis.

The units are also available as a whole or in part subject to availability at the time.

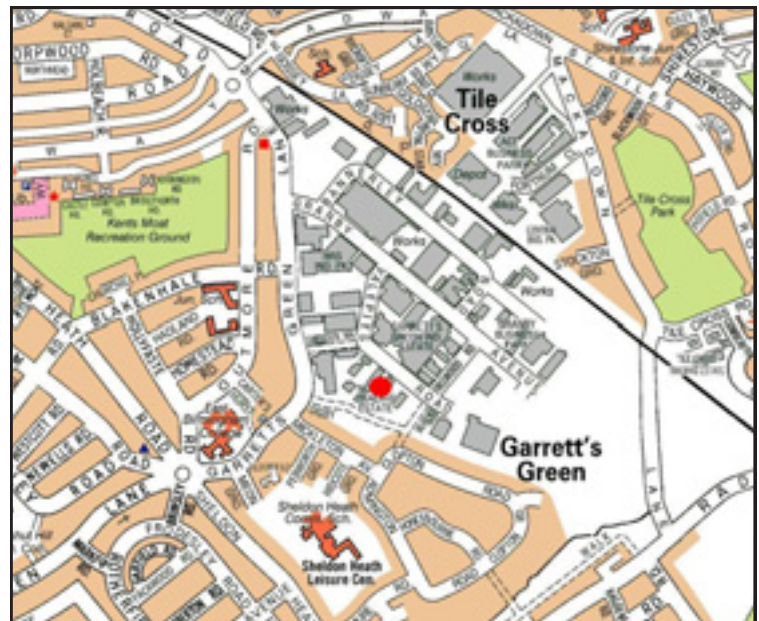
RENTAL/ PRICE:

On application

Excellent incentives and flexible terms subject to covenant and timing.

RATES:

On application



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

PLANNING:

We have been advised by Birmingham City Council that the premises are located within an area suitable for B1, B2 or B8 uses. Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 9944.

SERVICES:

The agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS:

Each party to bear their own.

VAT:

We understand VAT is not payable

VIEWING:

Strictly via sole agents:

HARRIS LAMB
75-76 Francis Road
Edgbaston
Birmingham
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Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: Neil D Slade

Ref: G3509
Date: May 2009
Subject To Contract