

INDUSTRIAL, WAREHOUSE | TO LET

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WELLINGTON TRADING ESTATE, WELLINGTON STREET, BIRMINGHAM, B18 4NR  
513 TO 1,335 SQ FT (47.66 TO 124.03 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Modern Fully Refurbished Industrial/Workshop Units

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- Roller Shutter Access
  - Car Parking
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## DESCRIPTION

This units are of steel portal frame construction with part brick and block, part profile metal clad elevations.

All units benefit from roller shutter access and surfaced car parking to the front.

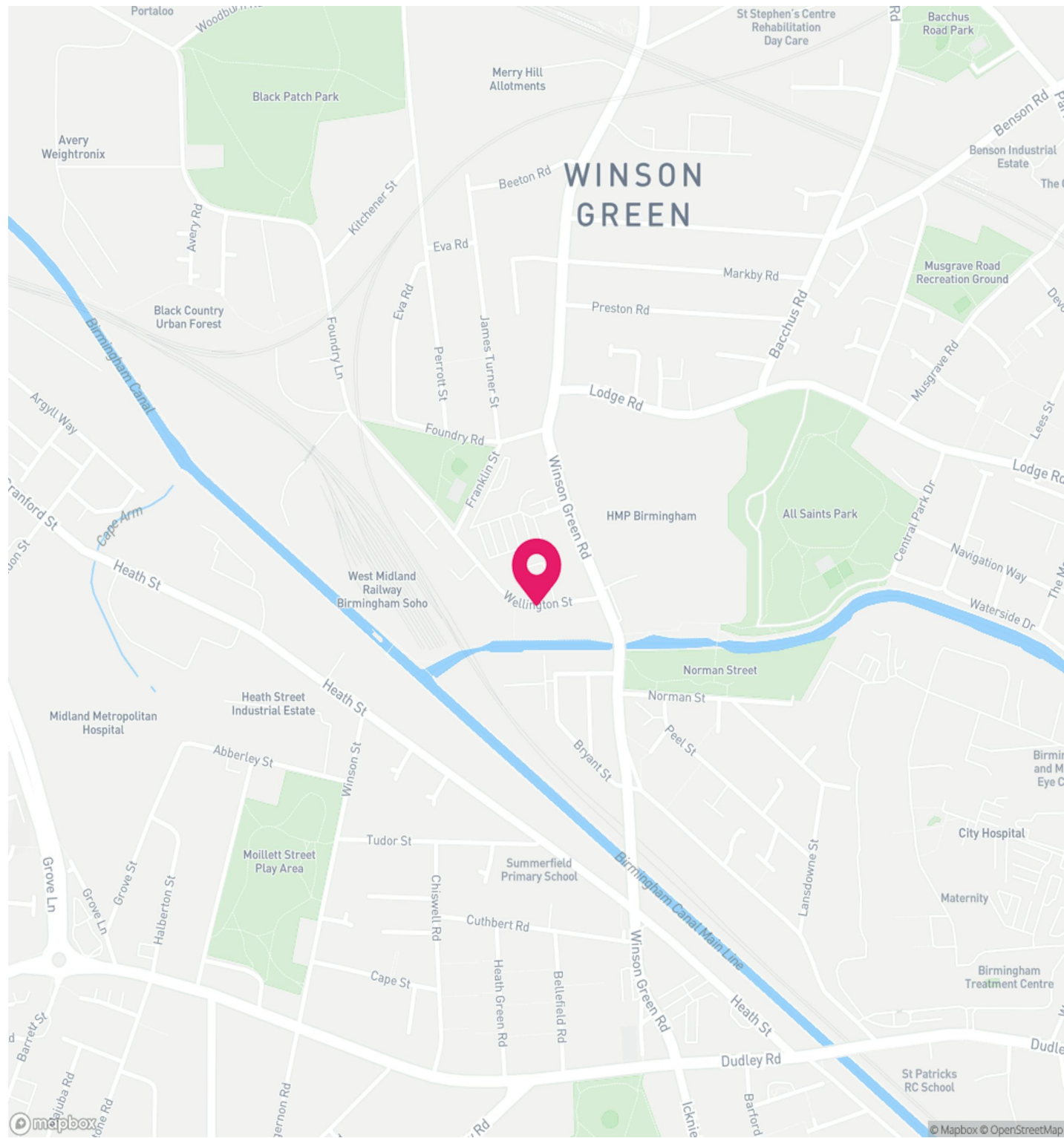
Each unit has minimum eaves height of between 2.5m to 3.5m



## LOCATION

Northside Business Centre is conveniently located 2 miles north west of Birmingham City Centre. The estate is situated just off the A4040 and benefits from excellent connectivity to the main arterial routes in the area and the Birmingham Ring Road which is a short distance to the south and east.

The A41 is 2 miles to the north providing access to Junction 1 of the M5. Access to the M6 at Junction 6 can be gained via the A38 (M) Aston Expressway approximately 4 miles to the east.



## AVAILABILITY

Name	sq ft	sq m	Rent	Availability
Unit - 7	1,052	97.73	£10,520 /annum	Available
Unit - 21	701	65.13	£7,010 /annum	Under Offer
Unit - 26	513	47.66	£5,130 /annum	Under Offer
Unit - 27-28	1,335	124.03	£13,350 /annum	Under Offer
Unit - 6	1,303	121.05	£13,030 /annum	Coming Soon
Unit - 8	1,084	100.71	£10,840 /annum	Coming Soon
Unit - 16	632	58.71	£6,320 /annum	Coming Soon
Unit - 22	709	65.87	£7,090 /annum	Available
<b>Total</b>	<b>7,329</b>	<b>680.89</b>		



## TERMS

The units are available to let on a new lease of three years.

Strictly no Motor Trade or Food Use.

## AVAILABILITY

The property is available immediately upon completion of legal formalities.

## VIEWING

Strictly via the sole agent Siddall Jones.

## SERVICE CHARGE

A service charge is levied in respect of the upkeep and maintenance of communal areas.

## RENT

£10 per sq ft

## POSSESSION

The property is immediately available following the completion of legal formalities.

## POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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