

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET



UNITS 15 & 16, ACE BUSINESS PARK, MACKADOWN LANE, BIRMINGHAM, B33 0LD
12,755 SQ FT (1,184.98 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Fully Refurbished Industrial Warehouse
Unit with Extensive Car Parking

- Modern Refurbished Unit
 - On Site Security
 - Close to both JLR Plants
 - Excellent Motorway Connectivity
 - Well Maintained Estate
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DESCRIPTION

The subject property comprises a warehouse unit of steel truss construction with full height brick elevations beneath an insulated profile steel clad roof incorporating translucent roof lights.

The unit benefits from a min eaves height of 14ft rising to just over 22 ft in the apex. Loading access is provided via two level roller shutters to the front elevation.

The warehouse is heated via gas air heating and lighting is provided with new LED strip lighting.

Integral office and showroom accommodation is provided to the front of the property including a welcoming reception area, open plan showroom area, large open plan office and welfare facilities.

Externally the property benefits from allocated car parking to the front.

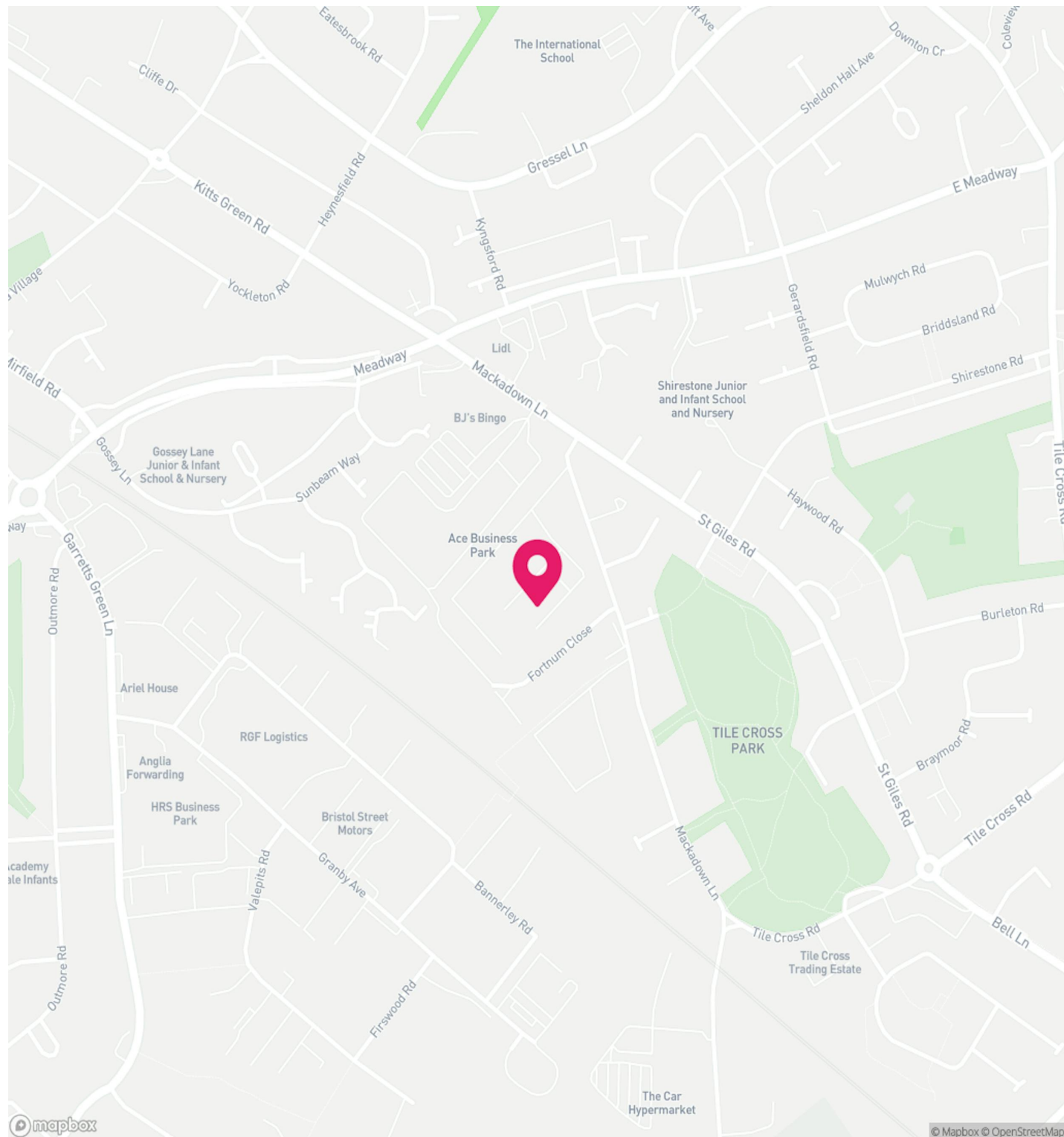


LOCATION

Ace Business Park is an established and well-known business park providing a mix of accommodation, including warehouse / production space and independent office buildings.

The park benefits from prominent frontage to Mackadown Lane. The park has recently been improved with new signage and landscaping.

Junction 6 of the M42 and junction 4 of the M6 are both within easy reach. The park is strategically situated between the Land Rover Solihull and Jaguar Land Rover Castle Bromwich plants.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

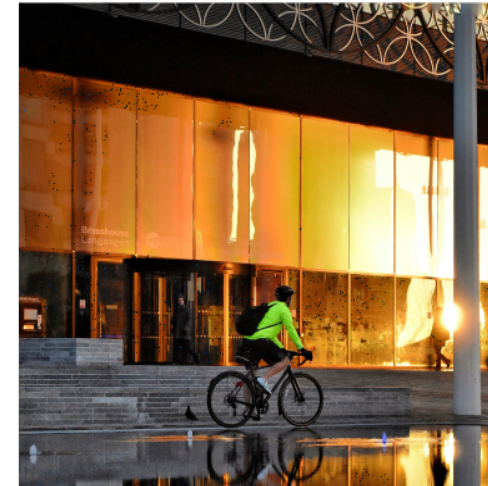
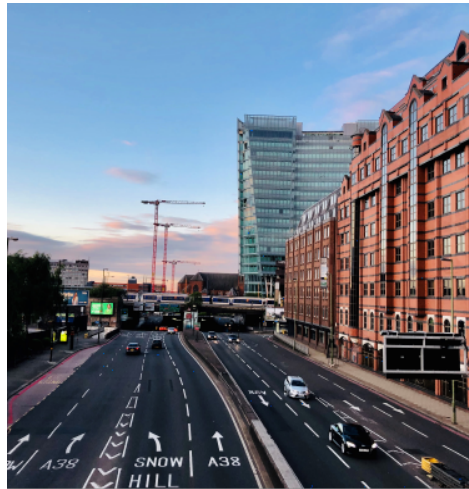
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

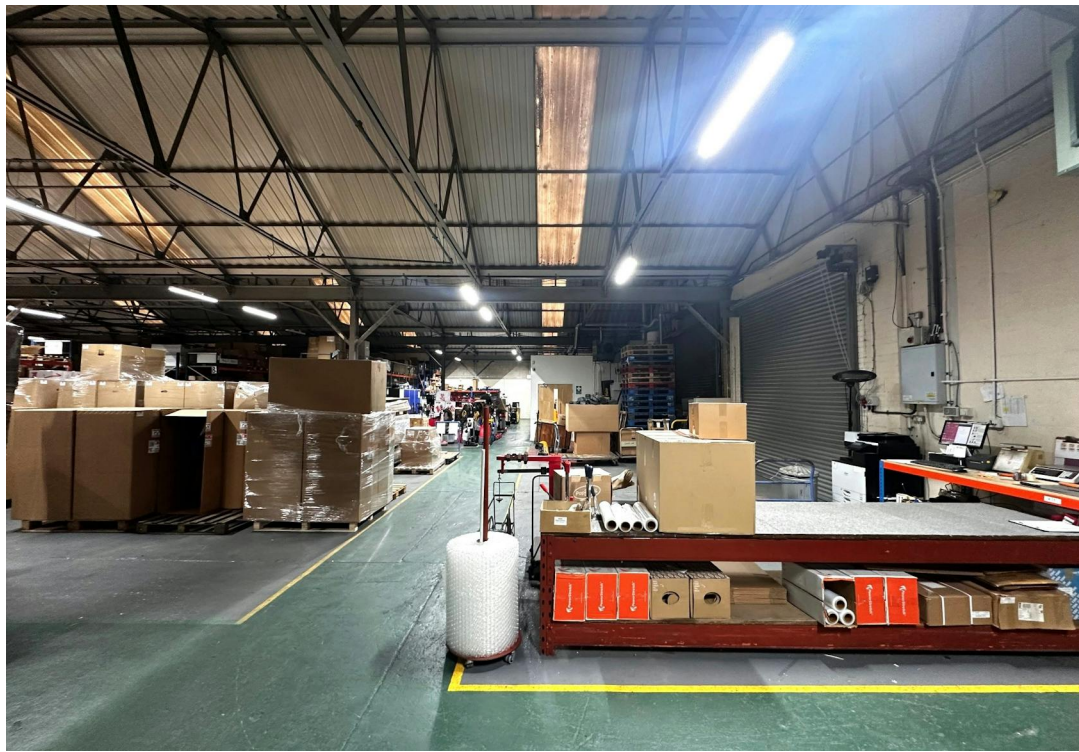
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





VAT

All prices quoted are exclusive of VAT, which we understand is payable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

SERVICE CHARGE

£1.17 per sq ft to cover the maintenance, security and upkeep of communal areas

RATEABLE VALUE

£46,750

LEGAL FEES

Each party to bear their own costs

RENT

£82,875 per annum on a new lease with length and terms to be agreed.

POSSESSION

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

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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