

TO LET

Modern Industrial/Warehouse Unit



Unit 1
Griffin Business Park,
Walmer Way, Chelmsley Wood,
Birmingham
B37 7UX

22,376 Sq Ft (2,078.78 Sq M)

- ❖ Non-HS2 affected Estate
- ❖ Easy Access to M42, M6, M6 Toll Motorways
- ❖ **To be Refurbished**
- ❖ LED Lighting Installed
- ❖ Fully fenced, security gates and CCTV
- ❖ Close to the NEC, Birmingham International Airport (BHX)
- ❖ Eaves Height 5.2m
- ❖ New Lease



LOCATION

Griffin Business Park is located on Walmer Way, close to the main A452 Chester Road which provides dual carriageway links to the M6, M42, and M6 Toll motorways.

The estate is approximately 2 miles from Birmingham International Airport (BHX) and the NEC.

DESCRIPTION

The premises comprise a steel portal framed industrial/warehouse unit benefiting from lined insulated profile metal sheet roof incorporating translucent roof lights, profile metal sheet cladding to the elevations, minimum eaves height of 5.2m, high bay LED lighting, 3x electric roller shutter loading doors, and concrete reinforced floor.

Single storey mainly open plan offices to the front elevation with painted plastered walls, carpet tiled floors, and dado level perimeter trunking and electric security shutters to the windows.

In addition, a warehouse staff amenity block is constructed in the main bay providing first floor works office accommodation and ground floor WC's with canteen facility.

Externally, extensive car parking is available to forecourt areas to the side and rear elevations. The estate is gated and benefits from a monitored CCTV system.

SERVICES

Mains 3-phase electricity, gas, and water are connected to the property. Interested parties should verify this for themselves.

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify they are in working order or fit for their purpose.

FLOOR AREA

Main Warehouse:	13,910 sq ft (1,292.27 sq m)
Warehouse Extension/Loading Bay:	3,989 sq ft (370.59 sq m)
Main Office:	2,549 sq ft (236.81 sq m)
Staff Welfare & 1 st Floor Office:	1,928 sq ft (179.12 sq m)
Gross Internal Floor Area:	22,376 sq ft (2,078.78 sq m)

Notice & Conditions

White Rose Real Estates Ltd for themselves for any joint agents, the vendors or lessors give notice that these particulars have been prepared and are intended for the general guidance of the prospective purchasers or lessees but do not constitute or form part of any offer or contract. All information, descriptions, dimensions, reference to permissions, use, occupation and other details is supplied in good faith and believed to be correct at the date of issue. The accuracy of such information cannot however be guaranteed and intending purchasers or lessees must rely on their own inspection, enquiries and survey. Neither the Directors nor the staff of White Rose Real Estates Ltd or any joint agent or sub agent has the authority to make or give any representations or warranties whatsoever in relation to the property.

RENTAL

Upon Application

Exclusive of VAT, building insurance, business rates, service charge, water rates and all other outgoings.

LEASE TERMS

These premises will be available under a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A variable small charge is levied on the unit in order to cover of the upkeep and maintenance and management etc. of common parts and facilities. Levied on a fair proportion basis.

BUILDINGS INSURANCE

The landlord will insure the building, with the premium to be reimbursed by the tenant.

POSSESSION

Full vacant possession will be offered to a new tenant upon completion of all legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

2023 Rateable Value: £108,000

Business rates payable: perspective tenants should seek advice from the Local Authority.

PLANNING

We are advised that the property has consent for light industrial, and storage and distribution type uses.

Prospective tenants should seek confirmation from the local authority.

ENERGY PERFORMANCE CERTIFICATE

New EPC to be commissioned following completion of refurbishment works.

VIEWING

By appointment with the agents: -

Contact: Luke Neal or Chris White



Or Joint Agent – Fisher German

Ref:2331/05/25



