

INDUSTRIAL



SWAN HOUSE HOSPITAL ST BIRMINGHAM B19 3PY

BIG INDUSTRIAL UNIT / STORAGE

TO LET

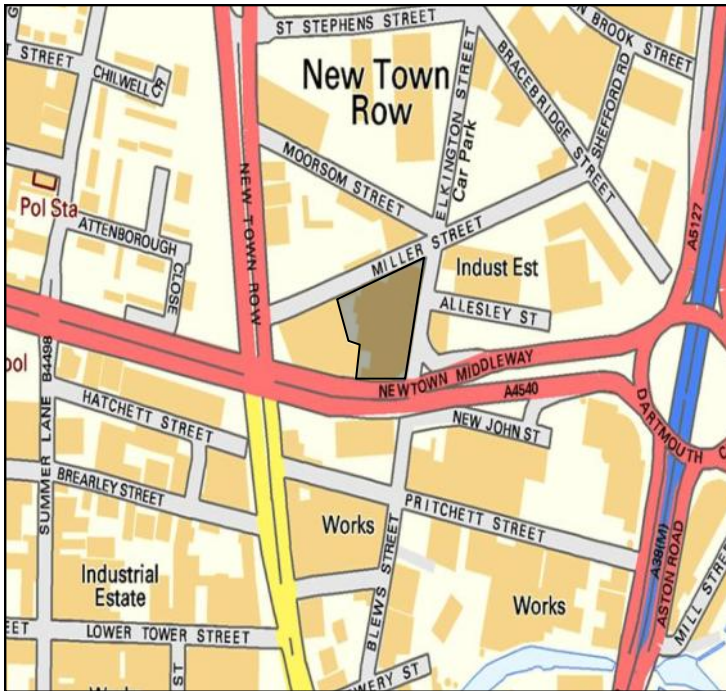
UNIT B4, EXPRESS BUSSINESS PARK, B6 4JS



5,500 SQFT

- **THREE PHASE AND TWO SHUTTER ACCESS.**
- **WITH PARKING. **SECURE GATED ESTATE.****
- **MEZZANINE FLOOR EASILY INSTALLED. WITH TOILETS AND SHOWER FACILTIES.**

propertylinkmidlands.co.uk



DESCRIPTION

The premises comprise an existing steel portal frame building with part brick and steel profile clade elevations and vehicular access off Miller street with one large roller shutter door, one large metal door and one additional steel access door. The ground floor area is approximately 5,500 sqft. The premises have been newly refurbished recently with good parking on sight. Shutter access door approx. 18 ft in height, Secure GATED ESTATE. Three phase electricity with new lighting fitted.

LOCATION

Located off the prominent Newtown Middleway Road, connecting to City centre. With A4540 adjoining the estate. The premises is surrounded by heavy traffic from Walsall through New town Row towards City centre.

PLANNING

The property is situated within an existing employment area and would be suitable for warehouse / light industrial and general industrial uses subject to planning confirmation. Interested parties are advised to contact the local authority themselves.

PRICE

P.O.A. Subject to negotiation. PLEASE CALL FOR FURTHER INFO.

AMENITIES

- **2 drive-in loading doors and good communal yard areas.**
- **All usual main services including electricity water and drainage are available to the property.**
- **Property Link has not checked and does not accept responsibility for any of the services within this property.**

LEGAL COSTS

Landlord offers a free no charge simple in out lease agreement for immediate access. Solicitors may be used if needed.

VIEWING

Strictly by appointment only.

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Misrepresentation

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MILLER STREET

SHUTTER HEIGHT: 14 FT

**BAY 4,
MILLER STREET,
BIRMINGHAM
B6 4JS
AREA 5,500 SQFT (APPROX)
FOR ID ONLY
NOT TO SCALE**

SHUTTER
HEIGHT: 15 FT

21 FT

STORE ROOM /
COMPRESSOR ROOM

TOILETS

SHOWER
ROOM