



TO LET

Open Storage,
Saltley Business
Park,
West Midlands,
Birmingham,
B8 1BL

7.5 Acres / 3.04 Hectares

- Available for immediate occupation
- Suitable for a variety of uses
- Flexible terms considered
- 24/7 manned security
- Available on short-term options only

Location

Saltley Business Park is a strategically located industrial and warehousing estate in Birmingham.

It is situated approximately two miles north east of Birmingham City Centre, it offers excellent accessibility via Heartlands Parkway (A47), which connects to Junction 6 of the M6 (Spaghetti Junction) about one mile away, and junction 5 of the M6, approximately four miles distance away.

The site is circa 1 mile from Adderley Park Station which offers 5 minute trains into Central Birmingham via Birmingham New Street Station

Description

The property comprises a secure open storage opportunity within an established commercial estate, offering a predominantly level and surfaced site suitable for a range of industrial, storage and logistics uses. The yard benefits from secure perimeter fencing and gated access, and is regular in shape.

As a part of Saltley Industrial Estate, the site also benefits from 24/7 onsite manned security.

The site is available for immediate occupation and its regular size makes it well suited for a number of different occupiers.

Terms

Available on a short-term lease up to and including Q1 2028.

Available Now

EPC

Carter Jonas IOS Classification

CJ IOS Class: Class 2

Rateable Value

Business rates need to be assessed for the property

Legal Costs

Each party to be responsible for own legal costs.

VAT

VAT will be payable on all rents and other outgoings at the prevailing rate.

Viewing

Strictly by appointment with agents.



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