

TO LET

**ELECTRA PARK
INDUSTRIAL ESTATE
ELECTRIC AVENUE
WITTON
BIRMINGHAM
B6 7EB**

PRICE ON APPLICATION



17,000 - 79,000 SQ FT (1,580 - 7,340 SQ M) AVAILABLE

- Multiple unit combinations available
- Refurbished to a modern specification
- Excellent transport links
- Situated outside of the Birmingham Clean Air Zone
- Secure gated development
- Flexible lease terms available

VIEWING

Arrange a viewing with one of our property team using the contact details below.
Pall Mall Estates have a wide range of low cost commercial properties across the UK.



GET IN TOUCH

0121 228 0000
pallmallestates.co.uk



0121 265 7500
colliers.com/uk/industrial

BIRMINGHAM, WEST MIDLANDS, B6 7EB



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates let business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall Estates will have terms that give you flexibility.



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High value, low cost, flexible business space to let throughout the UK

DESCRIPTION

Electra Park is a multi-let industrial and logistics estate offering refurbished industrial / warehouse units to let.

- Block A: Level access loading doors to the front
- Block B: Level access loading doors to the front & rear
- Minimum working height: 5.5m
- New roof 2023
- Modern two-storey offices
- Large service yard with dedicated roadway / loading / car parking areas
- Secure gated development

FLOOR AREAS

17,000 - 79,000 sq ft available.

LOCATION

A well-established industrial and logistics estate, Electra Park is strategically located close to Junction 6 M6 (Spaghetti Junction) and the Aston Expressway.

Approximately 1 mile away, Junction 6 provides access to the M6 and the national motorway network whilst the Aston Expressway provides quick access to Birmingham and the Ring Road. The estate is accessed via Electric Avenue.

SERVICE CHARGE

A service charge is levied for the services provided on the estate. Further information is available upon request.

ENERGY PERFORMANCE CERTIFICATE

The units are targeting an EPC rating of B following refurbishment works.

LEASE TERMS

The units are available by way of a new lease on terms to be agreed.

LEGAL COSTS

Each party to be responsible for their own legal costs.

TERMS & CONDITIONS

Subject to contract. Misrepresentation clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspections or otherwise as to the correctness of each of them (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property (iv) all rentals and prices are quoted exclusive of VAT. January 2025.