



215 Tyburn Road, Erdington, Birmingham B24 8NB
Tel: 0121 250 2147 Fax: 0121 250 2148
www.abbeyland.co.uk

TO LET

**Phase 2, Units 3 – 7
Kettles Wood Drive
Woodgate Valley
Bartley Green
Birmingham B32 3DB**



New Industrial / Warehouse Units

4,275 sq ft, 8,535 sq ft, 10,700 sq ft, 12,795 sq ft

or 23,495 sq ft



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LOCATION

The development is located on Kettleswood Drive which is off Clapgate Lane on Woodgate Valley Business Park approximately 7 miles south west of Birmingham City Centre and 2 ½ miles east of Halesowen town centre. The property is accessible from Junction 3 of the M5 via Carters Lane / Spies Lane (B40043) and the Quinton Expressway (A456). The estate benefits from a security office and barrier at the entrance.

DESCRIPTION

The scheme comprises 5 single storey industrial / warehouse terrace units which can be combined to provide units up to 10,500 ft².

The properties will incorporate the following features:-

- Portal frame construction
- 6m eaves
- Heated offices and WC's
- Lighting to works
- Steel roller shutter doors

ACCOMMODATION

The units provide the following gross internal areas:-

- Unit 3 – 4,275 ft²
- Unit 4 – 4,260 ft²
- Unit 5 – 4,260 ft²
- Unit 6 – 4,260 ft²
- Unit 7 – 6,440 ft²

These can be combined to form units of 8,535 sq ft, 10,700 sq ft, 12,795 sq ft or 23,495 sq ft.

Floor areas are dependent on a final measured survey on completion.

RENTAL

£5.50 per square foot

RATEABLE VALUE

The current rateable value of the units are yet to be assessed. All enquiries relating to the rateable value should be made by contacting the Local Authority for further information.

PLANNING

The units have full planning consent for B1 (Light Industrial), B2 (General Industrial) and B8 (storage and Distribution) and may be suitable for other uses subject to planning consent.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

VAT is applicable on these units.

VIEWING

Contact Roger Murphy on
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Email: Roger@abbeyland.co.uk