



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

TO LET

**Phase 2, Units 5 & 6
Kettles Wood Drive
Woodgate Valley
Bartley Green
Birmingham B32 3DB**



New Industrial / Warehouse Units

Unit 5 – 6,500 sq ft

Unit 6 – 4,265 sq ft

Or a combined Gross Internal Area of 10,765 sq ft



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LOCATION

The development is located on Kettleswood Drive which is off Clappgate 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 property comprises of a new terrace of steel portal framed industrial / warehouse units.

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 5 – 6,500 ft²**
- Unit 6 – 4,265 ft²**

These can be combined to form a unit of 10,765 sq ft

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

RENTAL

£5.75 per square foot

RATEABLE VALUE

The units have yet to be assessed for rating purposes. The likely rateable value will be £73.00 per sq.m. giving a rates payable of £30.22 per sq.m.

PLANNING

The development has planning permission under Classes B1(c), B2 and B8 (Light Industry, General Industry, and Storage or 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