



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

TO LET

**Unit 2,
4 Great Western Close
Winson Green
Birmingham B18 4QF**

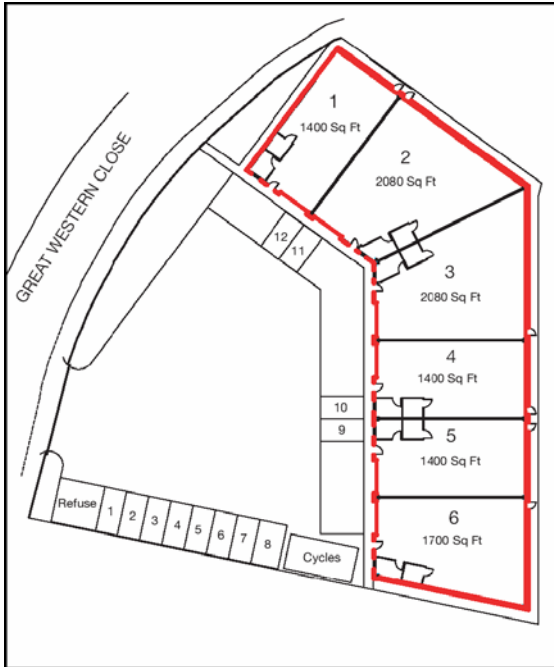


2,080 sq ft

Industrial / Warehouse Unit



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LOCATION

The development is situated off Handsworth New Road in the Winson Green area of Birmingham. The site is located approximately 1.5 miles from the Dudley Road and 1 mile from the A41 Soho Road allowing easy access to Birmingham City Centre and the national motorway network.

DESCRIPTION

A 2,080 sq ft industrial unit of steel portal frame construction with brick and block infill to half height and metal cladding above with profile metal clad roof incorporating roof lights. The unit benefits from concrete floor, fluorescent strip lighting, power operated roller shutters, 3-phase power an office and one toilet.

The office space benefits from a 3KW heater and double glazed windows fitted with internal security grilles. The premises also feature CCTV, secure perimeter fencing and gates, steel access doors and external security lighting.

TENURE

The unit is available on a three year "Easilease", a copy can be downloaded from our website at www.abbeyland.co.uk .

RENTAL

£250 per week

RATES PAYABLE

Payable to the Local Authority approx. £4,900 per annum

REPAIRS DEPOSIT

Equivalent to two months rent payable on commencement. Deposits are returned at the end of the term, less any costs to repair damage to the unit.

PLANNING

The unit has planning permission under use classes B1 (Light Industrial), B2 (General Industrial), and B8 (Warehousing). The properties may be suitable for other uses subject to planning consent.

AVAILABILITY

Immediate

VIEWINGS

Contact Roger Murphy on
 0121 250 2146 or 07880 733590
 Email: Roger@abbeyland.co.uk