



# Saltley

## Business Park

Birmingham B8 1JW



# ASTON CHURCH ROAD

[www.saltleybusinesspark.co.uk](http://www.saltleybusinesspark.co.uk)

Production/Warehouse Unit **TO LET / FOR SALE**  
62,710 sq ft (5,825.7 sq m)



# Saltley Business Park

Saltley Business Park is a strategically located industrial/warehousing park situated approximately 2 miles North East of Birmingham City Centre. The estate benefits from exceptional accessibility being located off Heartlands Parkway (A47) which links to Junction 6 of the M6 (Spaghetti Junction) approximately 1 mile north and Junction 5 of the M6 approximately 4 miles distant.

## Specification

The unit provides a modern production/warehouse facility benefiting from the following:

- Secure fenced boundary
- Loading access to front and rear elevations
- 3 storey office accommodation
- Single storey production/warehouse area
- Eaves height 6.9m (22ft)
- Extensive car parking to front elevation
- Large secure yard to rear elevation

## Accommodation

Warehouse	49,568 sq ft (4,604.8 sq m)
Offices	13,142 sq ft (1,220.9 sq m)
<b>Total</b>	<b>62,710 sq ft (5,825.7 sq m)</b>

## Planning

The unit has planning consent for uses falling within classes B1C (light industrial), B2 (general industrial) and B8 (storage and distribution).

## Services

We understand that all usual main services are available and connected to the premises.

## Rent/Price

Upon application to the joint agents.



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