



# Saltley

## Business Park

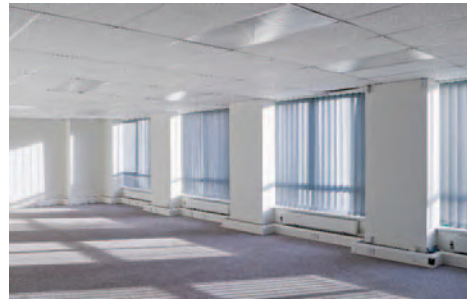
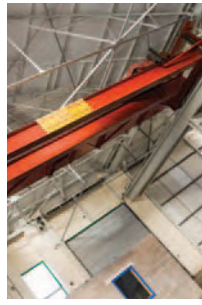
Saltley Viaduct Birmingham B8 1JW



## UNIT 5

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

Production/Warehouse Unit **TO LET**  
36,342 sq ft (3,376.1 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 premises benefits from the following specification:

- Single storey production/warehouse
- 2 storey internally constructed offices
- Clear internal working height 7.4m (24ft)
- One 10 tonne crane
- Secure concrete surfaced service yard
- 2 ground level loading doors
- Extensive car parking to front elevation
- Secure estate benefiting from 24 hour security and CCTV

## Accommodation

Warehouse	31,838 sq ft (2,957.7 sq m)
Offices	4,504 sq ft (418.4 sq m)
<b>Total</b>	<b>36,342 sq ft (3,376.1 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

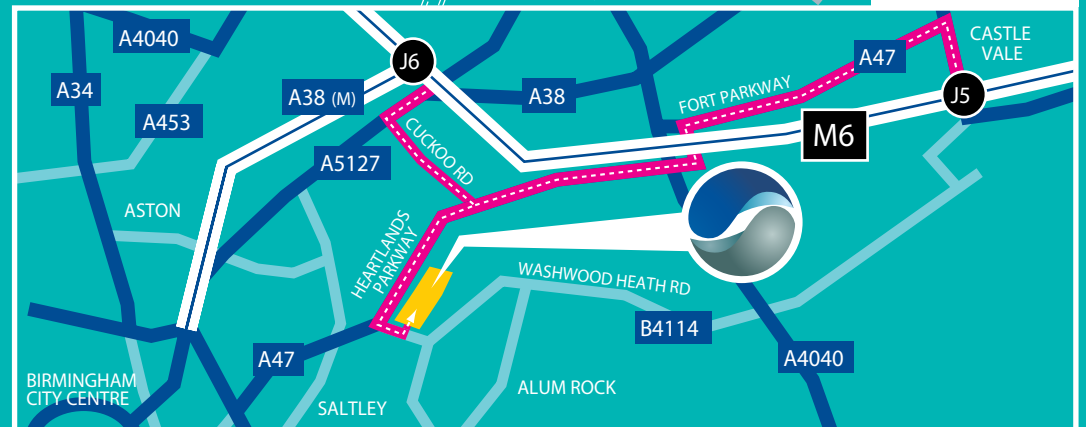
We understand that all usual main services are available and connected to the premises.

## Rent/Terms

Upon application to the joint agent s.



Sat Nav : B8 1JW



### Important Notice

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