

Prominent Trade Counter / Warehouse Unit.
8,598 SQ FT (798.78 SQ M).
TO LET



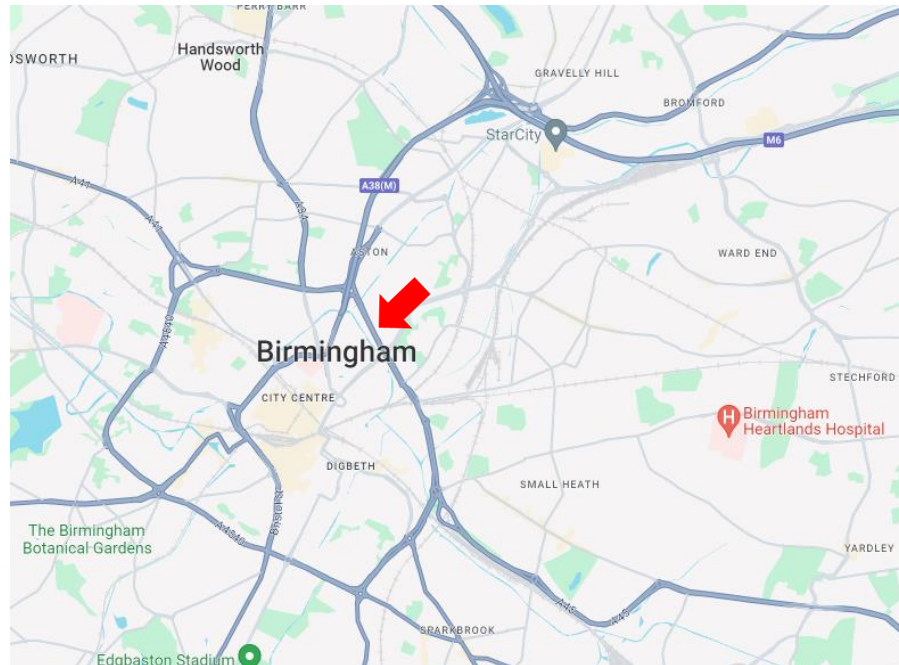
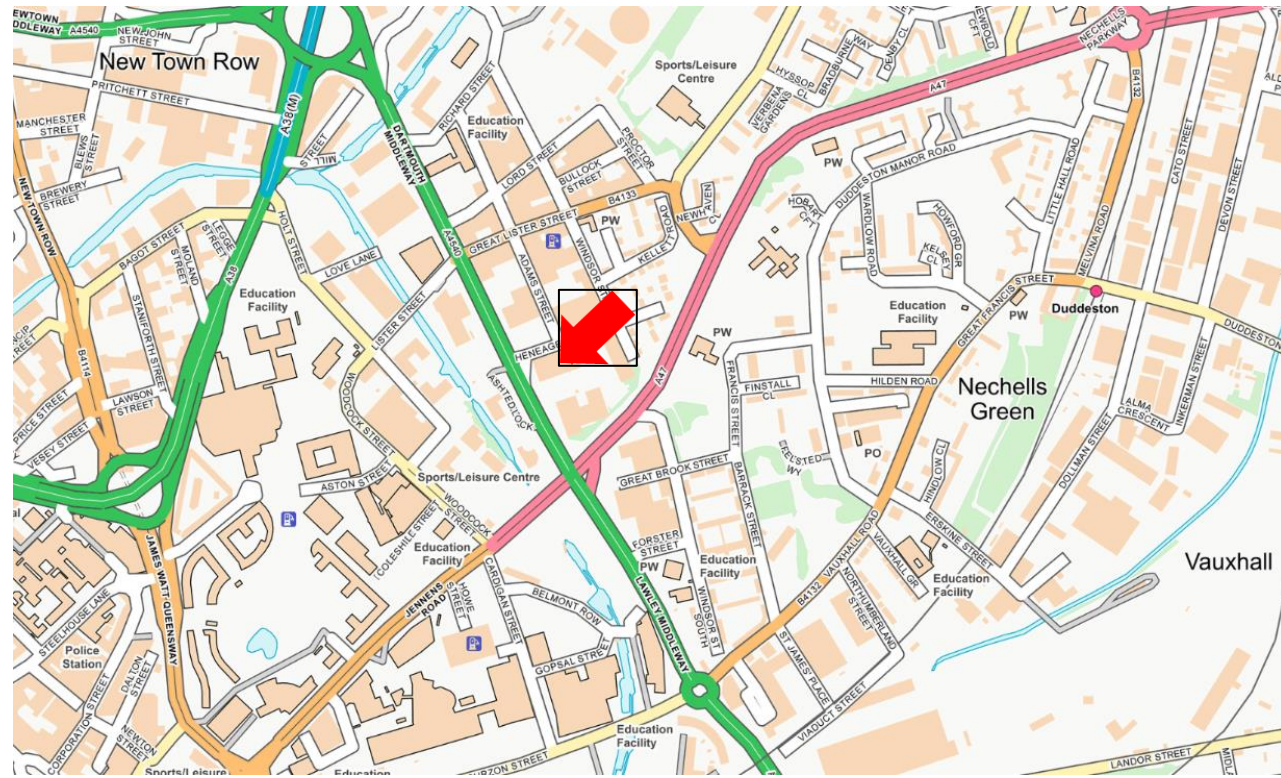
**Unit 7 Parkway Industrial Estate,
Heneage Street, Birmingham, B7 4LY.**



Property Summary.

The property comprises an end terrace industrial warehouse unit of a steel portal frame construction benefitting from the following specification:

- To be refurbished
- Ground floor offices
- 1 Ground level loading door
- 6.5m Eaves height
- Forecourt loading yard area
- Parking is available
- Roadside prominence on Lawley Middleway



Location.

Parkway Industrial Estate is a multi-let industrial / trade estate in a prominent location on Henage Street off of the A4540 linking directly to the Aston Expressway (A38) connecting to Spaghetti Junction and Junction 6 of the M6; a main route in / out of Birmingham City Centre.

The property is positioned outside of the Birmingham Clean Air Zone.

The estate comprises 11 units totalling circa 85,000 sq ft. The estate is situated 0.5 miles from Birmingham City Centre.

FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Total	8,598	798.78

TERM

The building is available on a leasehold basis by way of a new lease subject to the terms agreed.

SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. Knight Frank LLP have not tested any apparatus on site and therefore cannot verify the condition.

EPC

The EPC rating for the building is to be confirmed.

RATEABLE VALUE

The 2023 Rateable Value is £53,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

LEGAL COSTS

Each party is to cover their own legal, and surveyors, costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.



Contact.

For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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[Particulars dated [15/01/24]. Photographs and videos dated [05/08/23].]

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