



TO LET

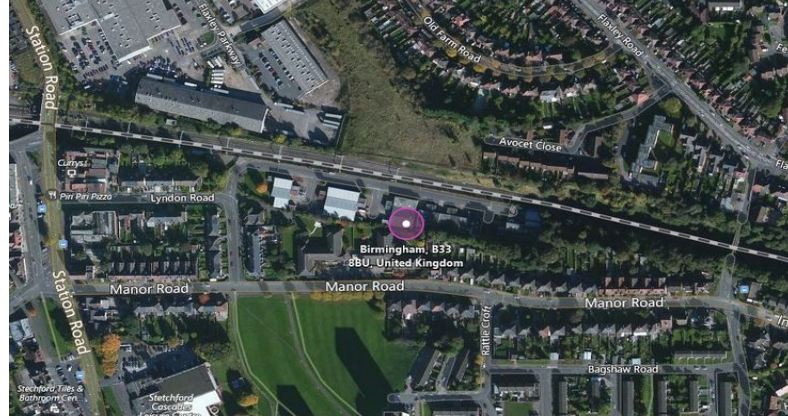
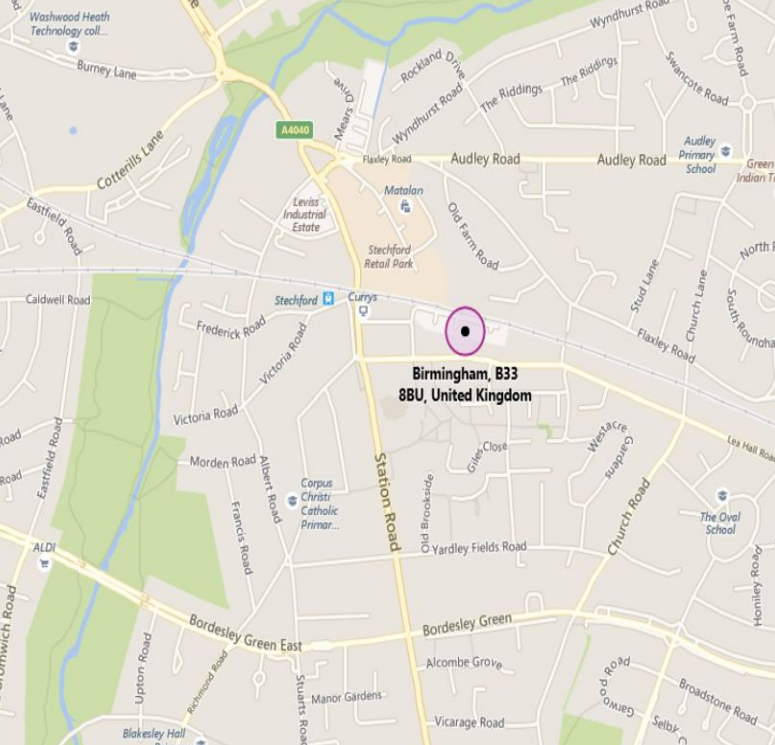
Stechford Trading Estate

Lyndon Road
Stechford
Birmingham B33 8BU



- Established location
- Gated site with monitored CCTV
- Flexible terms
- Immediate occupation
- 3 phase electricity
- Purpose built office
- Electric roller shutters to warehouse
- Ample parking

WORKSHOP / INDUSTRIAL UNITS
1,311 - 2,744 sq ft 122 - 255 sq m



TRAVEL DISTANCE

Location	Miles	Mins	Mode
M6 Jnct 5	2.7	9	Car
M42 Jnct 9	6.9	13	Car
Bham City Centre	6.7	22	Car
New Street Station	6.7	11	Train

Source: theAA.com

Stechford Trading Estate

Lyndon Road, Stechford



DESCRIPTION

The Estate comprises of 20 purpose built industrial units arranged in 5 terraces, ranging in size from 1,311 sq ft to 2,744 sq ft.

SPECIFICATION

- Self contained units
- Steel portal frame construction
- Concrete floors
- Mono-pitched roof
- Separate personnel entrance
- Electric roller shutter doors to warehouse
- Office to front elevation
- Male & female toilets

EPC

A copy of the EPC for each unit is available on request.

LOCATION

Stechford lies in an excellent strategic location to the East of Central Birmingham within close proximity to Junctions 4, 4a and 5 of the M6 motorway. The M42 via the A45 is also close to the Estate.

The Estate is located just off the A4040 Station Road, along Manor Road with good local amenities including Stechford train station being just 250 metres away.

TERMS

Units are available to let on flexible terms of 3 years incorporating annual break options. There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

VIEWING / FURTHER INFO

For further information or to arrange an appointment to view please contact 0121 523 2929.



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