



TO LET

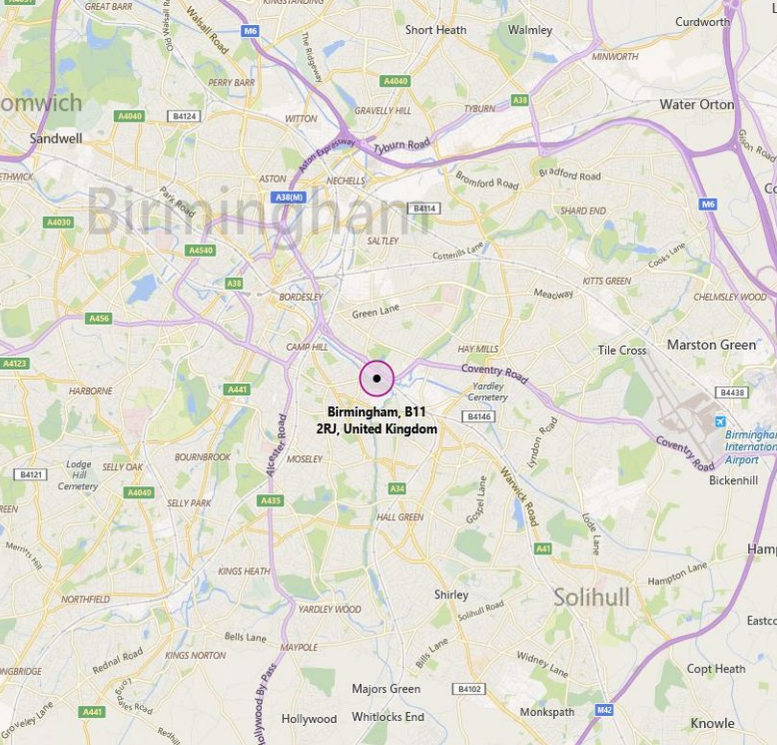
Small Heath Trading Estate

**Armoury Road
Small Heath
Birmingham B11 2RJ**



- **Established location**
- **Gated site**
- **CCTV**
- **3 phase electricity**
- **Level loading bays**
- **Flexible terms**

WORKSHOP / INDUSTRIAL UNITS
1,154 - 2,939 sq ft 107.2 - 273.0 sq m



TRAVEL DISTANCE

Location	Miles	Mins	Mode
City Centre	2.8	13	Car
M6 Jct 6	4.8	16	Car
M42 Jct 7	8	22	Car
Snow Hill Station	2.8	7	Train

Source: theAA.com

Small Heath Trading Estate

Armoury Road, Small Heath, Birmingham



DESCRIPTION

The Estate comprises 28 purpose built industrial units arranged in four terraces, ranging in size from 1,154 - 2,939 sq ft.

SPECIFICATION

- Brick and steel portal frame construction
- Self contained
- Concrete floors
- Electric roller shutter doors
- 3 phase electric
- Level loading doors
- Male/female toilets
- Office to the front elevation in units 1-8 and 14-28
- Internal offices in 9-13

EPC

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

LOCATION

Small Heath lies to the South East of Birmingham City Centre with the Estate located on Armoury Road, just off the Small Heath Highway (A45). The Estate is within easy reach of the M42 and offers access to the M6 or M40.

Small Heath railway station is located on Golden Hillock Road which is 500 metres from Small Heath Trading Estate.

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 to view please contact 0121 523 2929.



Whittle Jones - Jewellery Business Centre, 95 Spencer Street, Birmingham B18 6DA

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