



B11 2RJ

INDUSTRIAL



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

Small Heath Trading Estate, Armoury Road, Small Heath, Birmingham B11 2RJ www.northerntrust.co.uk

INDUSTRIAL



- ESTABLISHED LOCATION
- FLEXIBLE LEASES
- COMPETITIVE RENTS
- IMMEDIATE ACCESS
- GATED SITE
- REMOTELY MONITORED CCTV
- 3 PHASE ELECTRICITY
- PURPOSE BUILT OFFICE



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TO LET

SIZES FROM

1,154 - 2939 sq ft

107.2 - 273.0 m²

Over 200 locations throughout the Midlands and the North

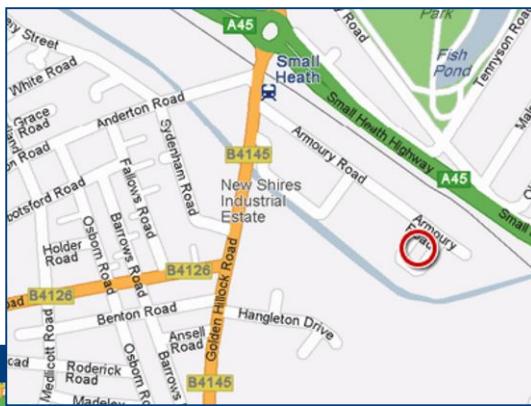


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🌐 Location

Small Heath lies to the South East of Birmingham City Centre. The property is within close proximity of the A45 and has easy access to the M42 to the South West and the M6 to the North.



🌐 Description

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

These self contained units have brick and steel portal frame construction with concrete floors and electric roller shutter doors.

🌐 Terms

Units are available to let on new flexible 3 year leases incorporating annual break options.

There is a standard short form lease, enabling businesses to move in quickly with minimal fuss and no legal fees.

🌐 Availability

Details of available units and rents are shown on the accompanying schedule. All rents and other outgoings will be subject to VAT.

🌐 Viewing and Further Information

For viewing and further information, please contact Dawn Webster on 0121 523 2929.

SUBJECT TO CONTRACT

🌐 INDUSTRIAL

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Whittle Jones - Midlands

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