



B7 4RA

# INDUSTRIAL

Vauxhall Trading Estate, Duddeston Mill,  
Dollman Street, Saltley, Birmingham B7 4RA



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# INDUSTRIAL



- ESTABLISHED LOCATION
- FLEXIBLE LEASES
- COMPETITIVE RENTS
- IMMEDIATE OCCUPATION
- RENT INCENTIVES AVAILABLE
- 3 PHASE ELECTRICITY
- GATED SITE
- PURPOSE BUILT OFFICES
- EAVES HEIGHT 3.46M
- HEIGHT TO HAUNCH 5.2M



INDUSTRIAL

**TO LET**

SIZES FROM

**1,657 - 1,959 sq ft**

154 - 182 m<sup>2</sup>

Over 200 locations throughout the Midlands and the North

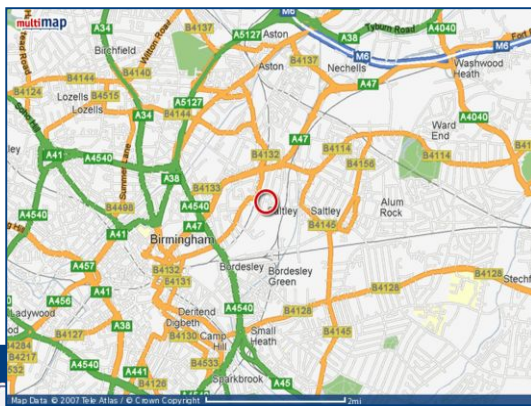


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## Location

Duddeston lies North East of Birmingham City Centre, close to the A47 through route to the city, which also provides access to Junction 6 of the M6 Motorway being just over 2 miles distant.



## Description

The property comprises 14 purpose built industrial units arranged in 2 terraces, ranging in size from 1,656sq. ft to 1,977sq. ft.

The units are of steel portal frame construction with concrete floors.

## 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 and with minimal fuss.

## 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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