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TO LET

SMALL HEATH TRADING ESTATE

ARMOURY ROAD | SMALL HEATH | B11 2RJ

INDUSTRIAL UNITS

1,154 - 5,878 SQ FT

KEY FEATURES

- Excellent Road Links
- On-Site Parking
- Three-Phase Electricity
- Established Location
- 24/7 Access
- CCTV Monitoring



CONTACT US:



01543 478900



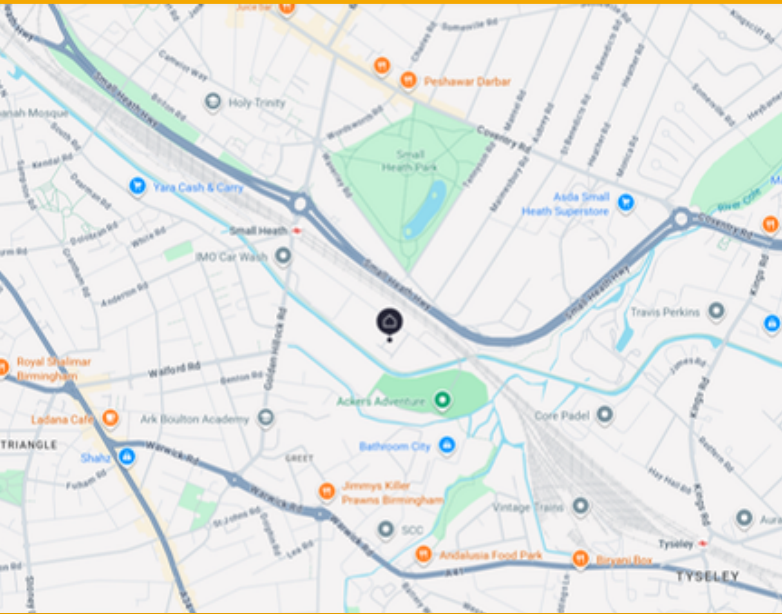
www.ntproperties.co.uk



midlands@northerntrust.co.uk

SMALL HEATH TRADING ESTATE

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LOCATION

Small Heath Trading Estate is prominently located off Armoury Road in Small Heath, Birmingham, just south of the A45 Small Heath Highway. The estate provides excellent connectivity, with the A45 linking to the A4540 Inner Ring Road, just one mile to the west, providing direct access into Birmingham City Centre.

The estate is approximately 3.5 miles from Junction 6 of the M6, offering access to the wider motorway network, including the M5, M42 and Birmingham Airport. Small Heath Railway Station is within a 10-minute walk, providing regular services to Birmingham City Centre and beyond.

There are ample local amenities, with Heybarnes Circus nearby, featuring a wide range of shops and eateries, ensuring convenience for staff and visitors alike.

MODERN INDUSTRIAL UNITS 1,158 - 5,878 SQ FT

DESCRIPTION

Small Heath Trading Estate comprises 28 modern industrial units, arranged across four terraces, offering high-quality accommodation suitable for a variety of industrial, storage, and light manufacturing uses. Each unit is of steel portal frame construction with brick/block elevations to 2m, metal cladding above, and a profile metal-clad roof. Units benefit from roller shutter doors, level loading bays and reinforced concrete floors. Internally, painted block walls and insulated panels to the upper elevations, and roof, provide a practical workspace. The site is fully fenced with a gated entrance and CCTV, offering a secure operational space.

KEY FEATURES

- Fully refurbished to a high standard
- Well presented kitchenette and office space
- Immediate occupation
- Three-phase electricity
- Level loading bays
- Excellent motorway access via M5, M6, and M42
- Immediate access to the A45 and A4540
- Birmingham City Centre is 2.5 miles away
- CCTV coverage
- Gated entrance to the estate
- Steel palisade fencing



EPC

A copy of the individual EPC certificates are available upon request.

TERMS

There are a range of flexible leasing options available

VIEWING & FURTHER INFO

For further information or to arrange a viewing, please contact us.



BUSINESS UNITS TO LET ACROSS THE UK

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