



TO LET

SMALL HEATH TRADING ESTATE

ARMOURY ROAD, SMALL HEATH, BIRMINGHAM, B11 2RJ



- **Established Location**
- **Secure Gated Site With CCTV Coverage**
- **3 Phase Electricity**
- **Level Loading Bays**
- **Ample Parking**
- **Flexible Terms**

WORKSHOP / INDUSTRIAL UNITS
1,154 - 2,939 SQ FT (107 - 273 SQ M)



NORTHERN TRUST
www.ntproperties.co.uk



TRAVEL DISTANCE

Location	Miles	Mins	Mode
Birmingham City Centre	2.8	13	Car
Junction 6, M6	4.8	16	Car
Junction 7, M42	8	22	Car
Asda Superstore	1.8	7	Car

Source: theAA.com

SMALL HEATH TRADING ESTATE

ARMOURY ROAD, SMALL HEATH, BIRMINGHAM



DESCRIPTION

Small Heath Trading Estate, totalling 48,772 sq ft comprises four terraces split into 28 single storey industrial units. The units ranging in size from 1,154 sq ft - 2,939 sq ft are constructed of steel portal frame with brick/block elevations to a height of 2m with metal cladding above and to the roof. Each unit benefits from integral office space, kitchenette facilities and a roller shutter door.

Externally, the site is surrounded by steel palisade fencing and a gated entrance from Armoury Road, further benefitting from 24hr CCTV coverage.

KEY FEATURES

- Established Location
- Secure Gated Site With CCTV Coverage
- 3 Phase Electricity
- Level Loading Bays
- Flexible Terms

EPC

Copies of individual certificates are available upon request.

LOCATION

Small Heath Trading Estate is situated off Armoury Road, and lies just south of the A45 Small Heath Highway which is accessed via Poets Corner only half a mile away. Small Heath is a Birmingham suburb located approximately 2.5 miles south east of the city centre. The A45 is the principle route through the suburb and connects with the A4540 1 mile to the west, which provides a direct route into the city centre.

There are a range of amenities located nearby at Heyburnes Circus; including Asda Superstore.

TERMS

There are a range of flexible leasing options available. For further details, please get in touch with us.

VIEWING / FURTHER INFO

Please contact Northern Trust to arrange a viewing or for further information.



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