



OFFICE / STORAGE FACILITY

TO LET

- ▶ UP TO 12,592 SQ FT (OPTION TO SPLIT)
- ▶ SUITABLE FOR STORAGE, OFFICES OR ALTERNATE USES

FACILITIES:

-  FLEXIBLE LEASE LENGTHS AVAILABLE
-  WELL ESTABLISHED BUSINESS PARK
-  SUITABLE FOR VARIOUS USES
-  24/7 ACCESS
-  READY FOR OCCUPIER FIT OUT

HAY HALL BUSINESS PARK,
REDFERN ROAD, BIRMINGHAM, B11 2BE

 wacky.lanes.cycle

 **0845 500 6161**



LOCATION

The premises are located within the Hay Hall Business Park which is accessed via Redfern Road.

The business park is located approximately 5 miles to the southeast of Birmingham City Centre. The A45 Coventry Road provides excellent access to the City Centre, Birmingham International Airport and Junction 6 of the M42.

Major occupiers within the area include Veolia, Euro Packaging, Grayson Thermal Systems together with the Tyseley Energy Recovery Facility.

CONNECTIVITY



M42 J6 - 6 miles
M6 - 9 miles
M5 - 12 miles



Birmingham Airport - 6.5 miles



Acocks Green - 0.5 miles
Tyseley - 0.7 miles
Birmingham New Street - 5.8 miles



Various local bus services from
Kings Road and Wharfdale Road



DESCRIPTION

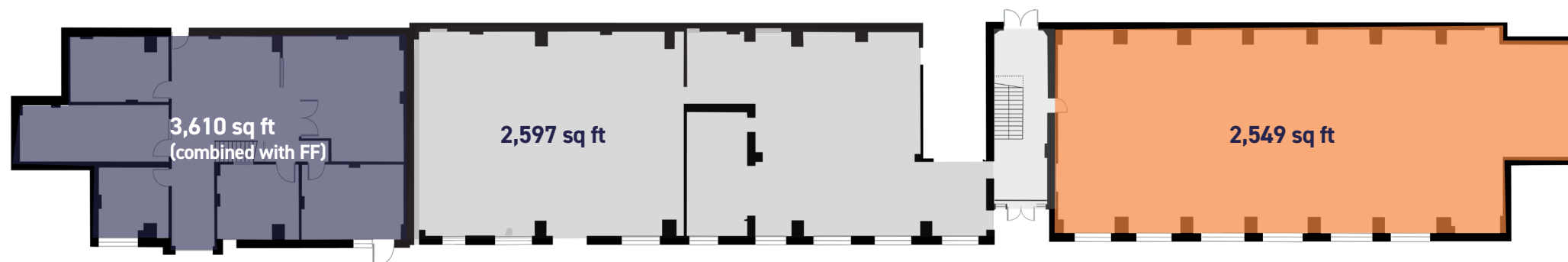
This self-contained commercial unit is part of a brick-built complex at Hay Hall Business Park, featuring a traditional industrial façade with large windows providing good natural light.

Internally, the unit provides open-plan accommodation over multiple levels suitable for various uses, with clear-span floors, exposed steelwork, concrete floors, an internal staircase and mezzanine. Ancillary partitioned rooms are included, along with basic finishes and varying ceiling heights. The space is presented in a stripped-back condition, allowing flexible fit-out, specific to individuals regulations.

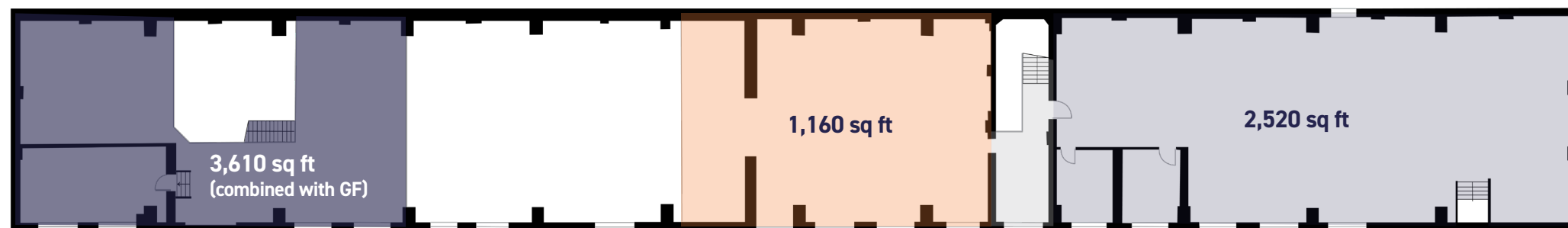
FACILITIES:

-  Flexible lease length
-  Well established industrial estate
-  Suitable for various uses
-  24/7 access
-  Ready for occupier fit out

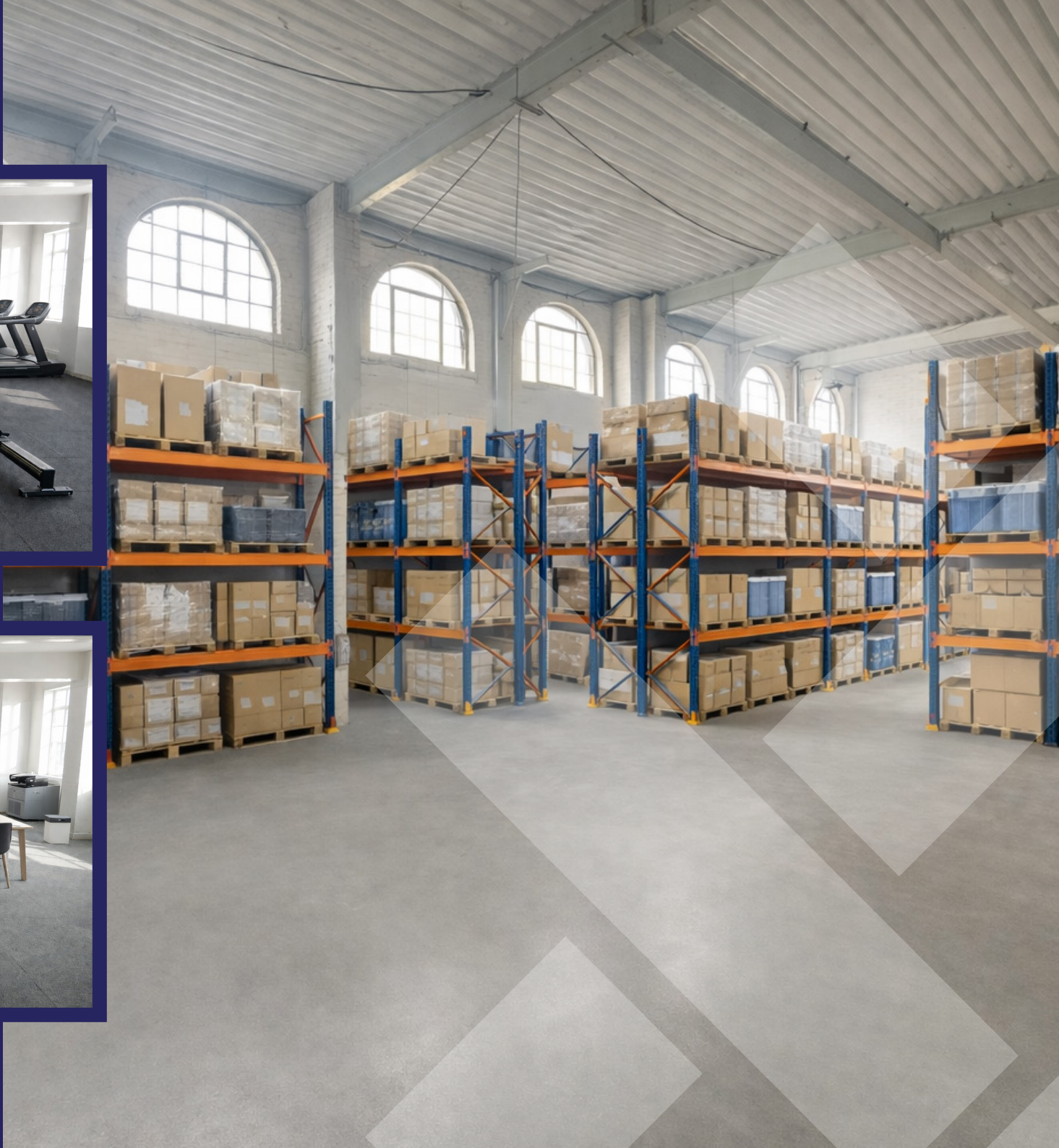
Ground Floor - 6,835 sq ft (option to split)



First Floor - 5,757 sq ft (option to split)



GALLERY



IMAGES FOR ILLUSTRATIVE PURPOSES ONLY.



USE

Tenants should verify that their intended use is acceptable to the local planning authority.

EPC

Available on request.

RENT

From £5.00 per sq ft
Subject to fit-out discussions.

SERVICE CHARGE

Available on request.

BUSINESS RATES

The property has not yet been assessed for business rates.

ALL ENQUIRIES



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