



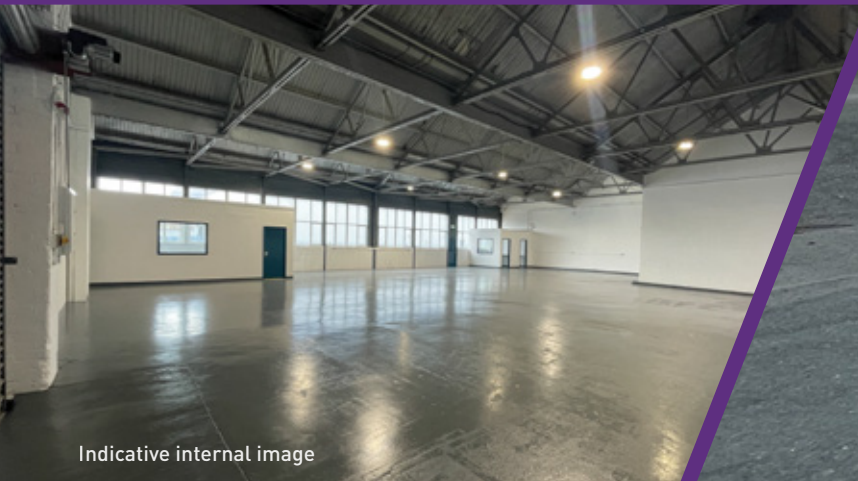
# HASTINGWOOD BUSINESS PARK

Wood Lane, Birmingham B24 9QR

**FLEXIBLE TERMS**

**COMPETITIVE RENT**

## UNIT AD23 14,990 sq ft (1,393 sq m) INDUSTRIAL UNIT TO LET



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**Flexible Terms with  
Immediate Occupation**

[www.hastingwoodbusinesspark.co.uk](http://www.hastingwoodbusinesspark.co.uk)

## Location

The estate is strategically positioned on Wood Lane in Erdington, just two miles away from J6 of the M6 at Spaghetti Junction, which is the central hub of the National Motorway network. Junction 6 of the M6 also provides convenient access to Birmingham City Centre and the Ring Road via the A38M Aston Expressway. Wood Lane itself can be easily reached via the A38 Tyburn Road or the A47 Heartlands Parkway, both of which are direct routes leading into Birmingham City Centre, located just four miles away.

The property consists of seven multi-let buildings and is situated in one of Birmingham's top distribution areas. It benefits from excellent connectivity to the wider UK motorway network, with the M6, M6 Toll, and M42 all serving the area.

The estate holds a prominent position off Wood Lane in Erdington and attracts a range of national and international occupiers, including Jaguar Land Rover, Amazon, Hermes, DHL Supply Chain, UK Mail, and Kuehne and Nagel.



## Description

The property comprises:

- Self contained warehouse / industrial unit
- Concrete floor
- Steel truss frame
- Lighting
- Office accommodation
- Level access loading doors
- External loading/unloading area



24 HOUR SECURITY



DEDICATED ON-SITE PARKING



HIGH SPEED INTERNET AVAILABLE  
IN ALL OFFICES AND UNITS



CONFERENCE ROOM  
AND CAFÉ ON SITE



Indicative internal image



## Availability

The property is available on a new Internal Repairing and Insuring lease for a term of years to be agreed.

## Anti Money Laundering

The regulations on money laundering necessitate that identification checks be conducted for all parties buying/renting property. Prior to establishing a business relationship, we will ask for evidence of identification for the buying/renting entity.

## Service Charge

There is an estate service charge fee, which is required to maintain the communal areas, and additional information can be provided upon request.

## EPC

The EPC rating is D79.  
A full certificate is available upon request.

## Contact

For further information, or to arrange a viewing of the available premises, please contact:

**MK2**  
REAL ESTATE

marketing@mk2.co.uk  
0121 386 6600



Neil Slade  
neil.slade@harrislamb.com



Max Shelley  
max.shelley@bulleys.co.uk

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## Rateable Value

The rateable value is £38,500.

## Rent

Rent on application.



Indicative internal images