



loop-am.com

Unit 2

Units 1-6,
Great Western Close, Birmingham, B18 4QG

2,080 SQ FT

NEWLY-REFURBISHED

SIMPLE LEASE

AVAILABLE TO LET

DESCRIPTION

The property comprises a 2,080 SQ FT newly-refurbished light industrial unit, situated within a professionally managed estate.

KEY FEATURES



ELECTRICALLY
OPERATED ROLLER
SHUTTER DOOR ACCESS



LED
LIGHTING



MAXIMUM CLEAR
HEIGHT OF 5.1M



WORKING
TOWARDS EPC B



SECURE
SHARED YARD



FIRE
ALARM



SMALL INTERNAL
WORKS OFFICE



DEMISED
CAR PARKING



Indicative image for illustrative purposes



2.4 MILLION
PEOPLE WITHIN A
10 MILE RADIUS



BIRMINGHAM NEW
STREET STATION
3.2 MILES



what3words

///GRIT.NOTION.VALVE

The property is situated less than 3 miles to the north west of Birmingham City Centre, and a mile from the city's outer ring road (A4540). The estate is located at the front of Great Western Close, on the A4040 Handsworth New Road which leads $\frac{1}{4}$ mile to the A41 and south to the A457. There is a population of 2.4 million people within 10 miles of the estate, offering good access to local work force.



14

MILES TO
WOLVERHAMPTON
(VIA M6)

**GREAT
WESTERN
CLOSE**

3

MILES NORTH
WEST OF
BIRMINGHAM

5

MILES EAST
OF JUNCTION
6 OF THE M6

2.5

MILES TO
JUNCTION 1
OF THE M5

23

MILES TO
COVENTRY
(VIA M6)

ACCOMMODATION

The total approximate gross internal floor areas are:

	SQ FT	SQ M
TOTAL APPROXIMATE GIA	2,080	193.24

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

COST TRANSPARENCY

The table below outlines the rent, insurance and service charge costs associated with the professionally managed estate.

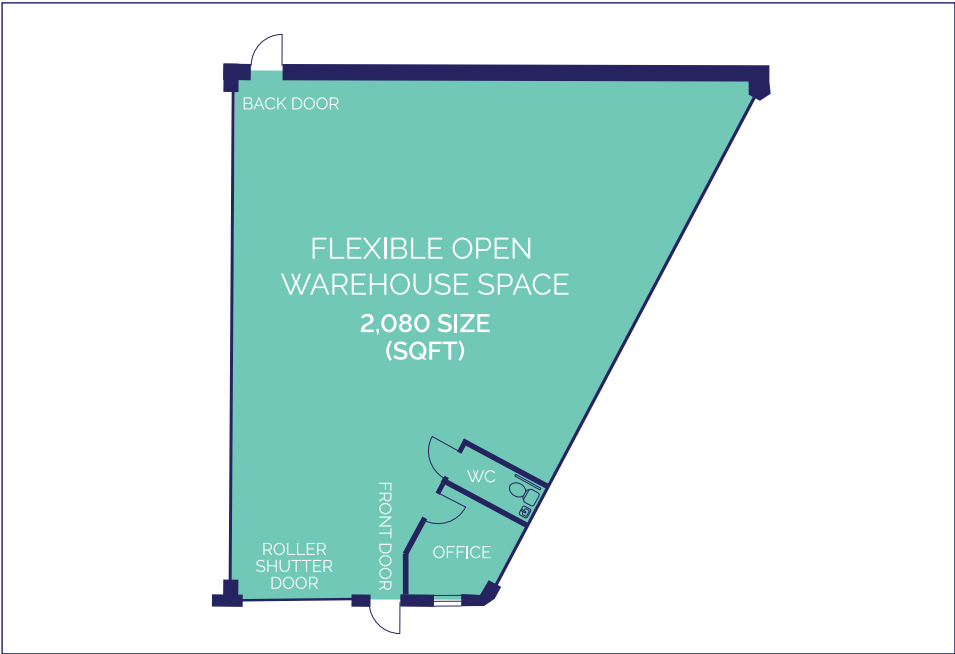
	PER ANUM	PSQFT
RENT	£24,000	£11.54
INSURANCE	£582	£0.28
SERVICE CHARGE	£1,644	£0.79

RATEABLE VALUE

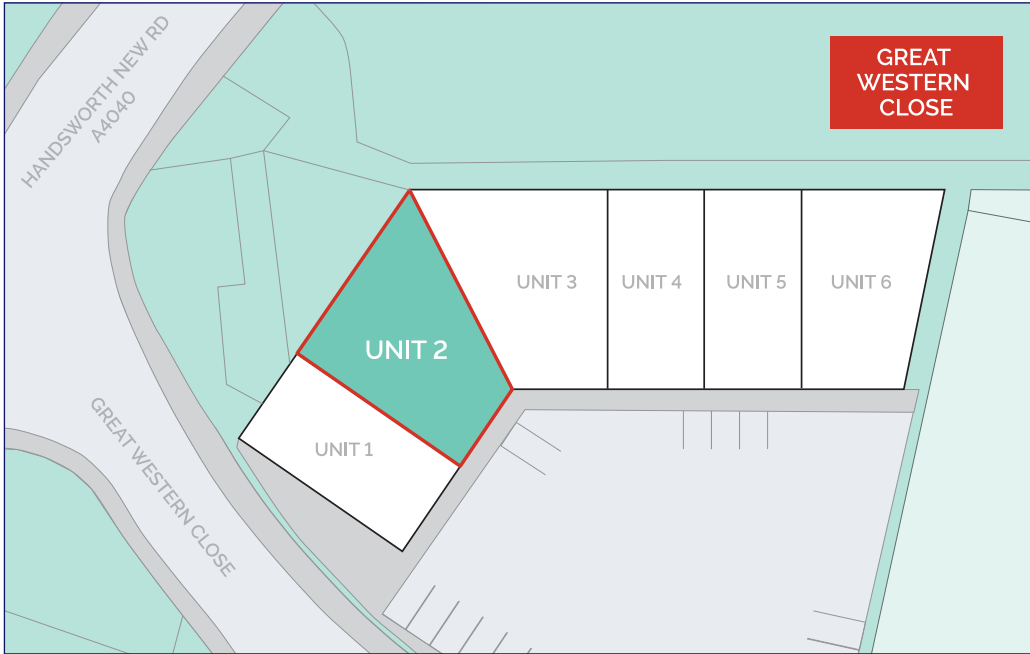
The property has been assessed for uniform business rates with a rateable value of £17,680.

Insurance & service charge is subject to annual review & renewal

FLOOR PLAN



ESTATE PLAN







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About Loop Asset Management:

Loop Asset Management specialises in acquiring, refurbishing and managing existing commercial assets to create flexible, modern and practical workspaces for SMEs.

With 17 workspaces across key growth areas in the Midlands and the North of England, Loop unlocks hidden value in overlooked assets through simplicity and innovation, to create better spaces for people, places and the planet.

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TRANSPARENT
COSTS



SIMPLE
LEASE



PROFESSIONALLY
MANAGED ESTATE

Viewings:

For further information, or to arrange a viewing, contact the agent.



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