

MUCKLOW PARK TYSELEY

B11 2RE (Battery Way)

MUCKLOW
A LONDONMETRIC COMPANY



BRAND NEW INDUSTRIAL SPACE

Close to Birmingham city centre and M42

11,000, 14,000, 20,000 & 25,000 SQ FT

AVAILABLE NOW

LED LIGHTING THROUGHOUT

COMFORT COOLING TO OFFICES

9.3m EAVES

CCTV & ELECTRONIC GATES

www.mucklowparktyseley.com



LOCATION

Mucklow Park Tyseley is superbly located within 3 miles of Birmingham city centre. Its position within the established commercial area of Tyseley make it an excellent choice for businesses across a range of sectors. Birmingham Airport and the National Exhibition Centre are within 6 miles and the motorway network (J6, M6 & J5, M42) is within a 20 minute drive. For those businesses in the automotive supply chain, the JLR plants at Solihull and Castle Bromwich are within 5 and 7 miles respectively.

DESCRIPTION

Units 2A-2G have been constructed to a high specification and provide flexible work space designed to meet the needs of modern businesses. The units will appeal to occupiers looking for a quality building in an unrivalled established location.

Units 2A-2G is located within a secure part of the wider Mucklow Park development and benefits from perimeter fencing, electrically operated security gates and CCTV.

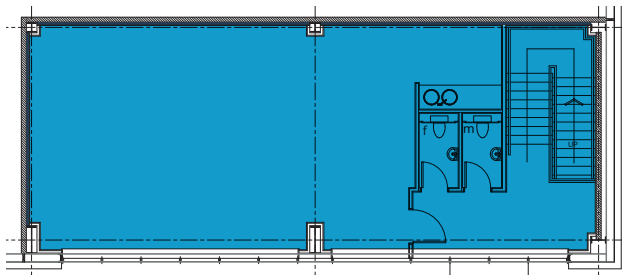
SPECIFICATION

All units have the following specification:

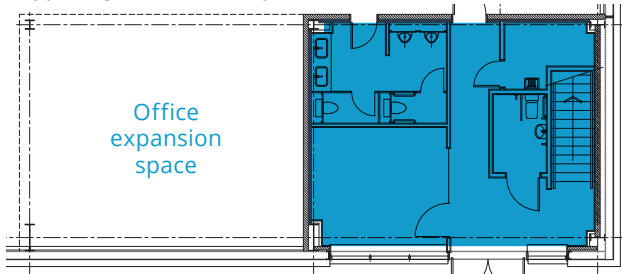
- 9.3m eaves
- 8m to underside of haunch
- 50KN m2 floor loading
- Reception areas
- Kitchenette facilities
- High quality office accommodation at first floor level with comfort cooling and heating
- LED lighting to offices and warehouse areas
- Electric loading doors
- 25m loading forecourts
- Generous parking provisions
- Built to 'B' EPC rating
- All mains services connected
- Warehouse WC facilities
- **Units 2E and 2F can be combined to create larger floor area up to 25,000 sq ft**



Typical first floor layout



Typical ground floor layout



Office expansion space





B 26-50 EPC rating of 'B'

A DEVELOPMENT BY



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