



BIRMINGHAM J6

New Industrial/Warehouse
Under construction

TO LET

7,936 M² (85,422 FT²)



www.zenith2.co.uk

LOCATION

Zenith - Deykin Avenue, Witton, B6 7BH is a new development situated in an established distribution/production area overlooking the M6 Motorway. Spaghetti Junction (Junction 6) and A38 (M) Aston Expressway are both within 1.5 miles, whilst Birmingham City Centre is a only 2.5 miles distant.

The surrounding residential areas including Witton, Perry Barr and Nechells, provide an excellent employment labour catchment.

AVAILABLE EARLY 2006

DESCRIPTION

- Warehouse/industrial facility under construction
- Height to underside of haunch 10m
- 8 Dock level loading doors, 2 ground level doors
- Floor loading 50kN/m²
- Comfort cooled offices at first floor
- 131 Car parking spaces
- B1(c), B2 & B8 Use 24/7
- Secure yard depth 50 m

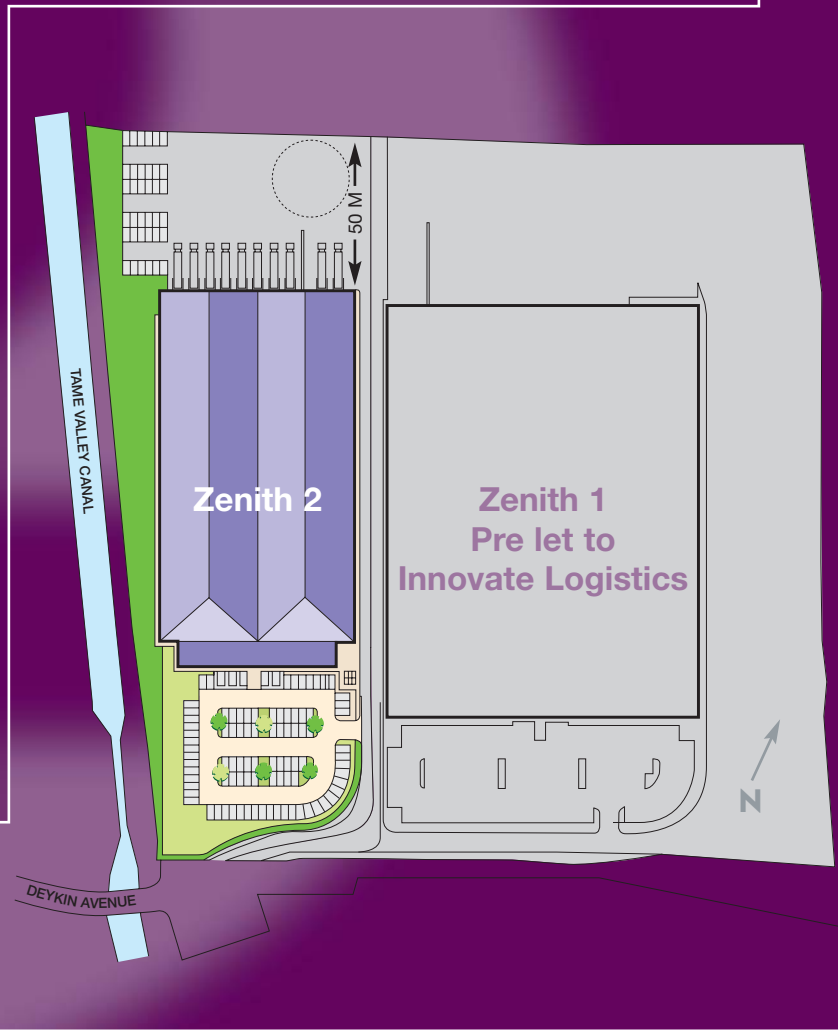
SCHEDULE OF ACCOMMODATION

Warehouse/Ground floor core 7,534 m² 81,095 ft²
 First floor offices and core 402 m² 4,327 ft²

TOTAL 7,936 m² 85,422 ft²

TENURE

The premises are available on the basis of a new full repairing and insuring lease.
 Rent on application.



Another development by



Misrepresentation Clause:

Whilst every care is taken in the preparation of these particulars the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority to make any representation or warranty in relation to the property. 9/05

Viewing strictly by appointment with joint agents

