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THE FORT INDUSTRIAL PARK BIRMINGHAM



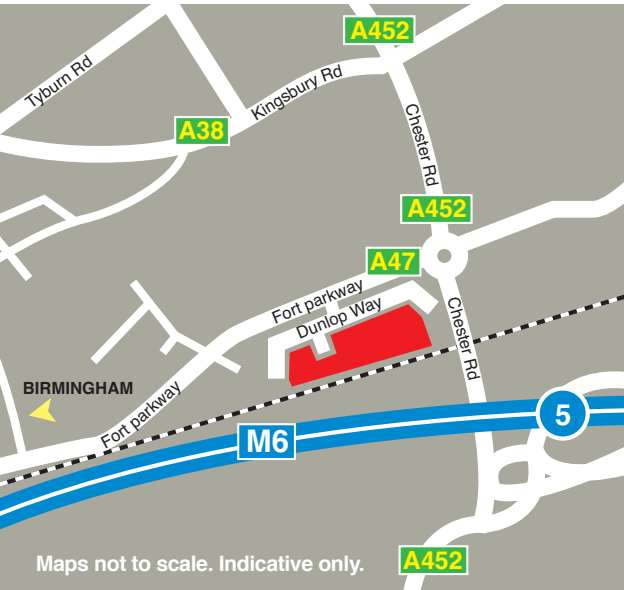
**RENT FROM
£2.50*
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TO LET INDUSTRIAL/WAREHOUSE UNITS
From 5,000 to 50,000 sq ft (465 to 4,645 sq m) approx

On the Instructions of:

**INDUSTRIAL PROPERTY
INVESTMENT FUND**



Maps not to scale. Indicative only.



Location

The Fort Industrial Estate fronts the A47 Fort Parkway. This location provides good access to Junction 5 of the M6 which is approximately ¼ mile away, together with access to Birmingham City Centre via Junction 6 of the M6 which is located approximately 3½ miles to the west.

Accommodation Schedule

Available accommodation comprises of the following gross internal areas

Units	Sq M	Sq Ft
6/7	2,893	31,140
8	1,403	15,098
9	1,023	11,008
10	1,009	10,860
11	1,022	11,004
12/13	1,359	14,630
25	1,018	10,959
26	1,029	11,075

Units 6/7 and 8 are able to be combined to total approximately 46,238 sq ft.

Units 9, 10, 11 and 12/13 are able to be combined to total approximately 47,502 sq ft.

Units 25 and 26 are able to be combined to total approximately 22,034 sq ft.

Description

The estate comprises of a number of terraced industrial/warehouse units of steel portal frame construction with lined panel steel roofs incorporating translucent roof light panels.

Whilst the specification varies with each unit, the premises all benefit from on-site parking, office accommodation, male & female WC's and minimum 6m clear internal height.

The estate also benefits from 24 hour on site security together with CCTV surveillance.

Lease Terms

The premises are available on a new Full Repairing and Insuring Lease for a term to be agreed.

Business Rates

For verification of the current business rates, interested parties are advised to contact the local authority.



Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which is applicable on all IPIF Estates.

Viewing

Strictly by prior arrangement with the agent, please contact LetDIRECT.

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THE FORT INDUSTRIAL PARK DUNLOP WAY, BIRMINGHAM



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