

**Logistics /warehouse unit
To Let
55,084 SQ FT (5,117 M2)**

ILP PARTNERS
INDUSTRIAL & LOGISTICS PROPERTY

**UNIT 4 THE HUB
FIRST AVENUE
BIRMINGHAM B6 7EU**



55,084 sq. ft - Under refurbishment

**Self contained detached modern urban logistics unit on
a site of 3.15 acres close to the City Centre and only
2 mls from J6 M6**



KEY FEATURES

- 4 Loading Docks (1 Euro)
- 54 Car Parking Spaces
- 2 Level Access doors
- 10m Haunch Height
- 14 HGV Parking Spaces
- 50m Secure Yard

Tenure

To let on a Full Repairing and Insuring Lease – terms available from the letting agents

Anti-money Laundering

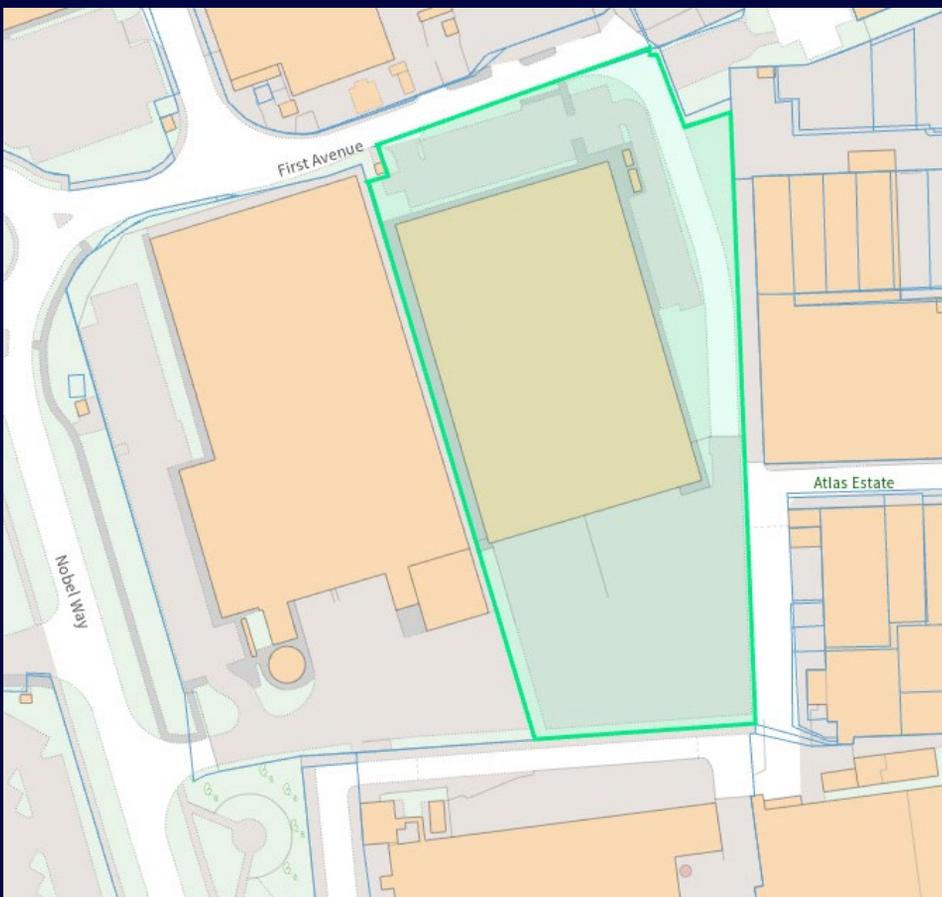
To comply with our legal responsibilities for Anti-Money Laundering under the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 it will be necessary for the occupier to provide information before the transaction is completed to include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the lessee

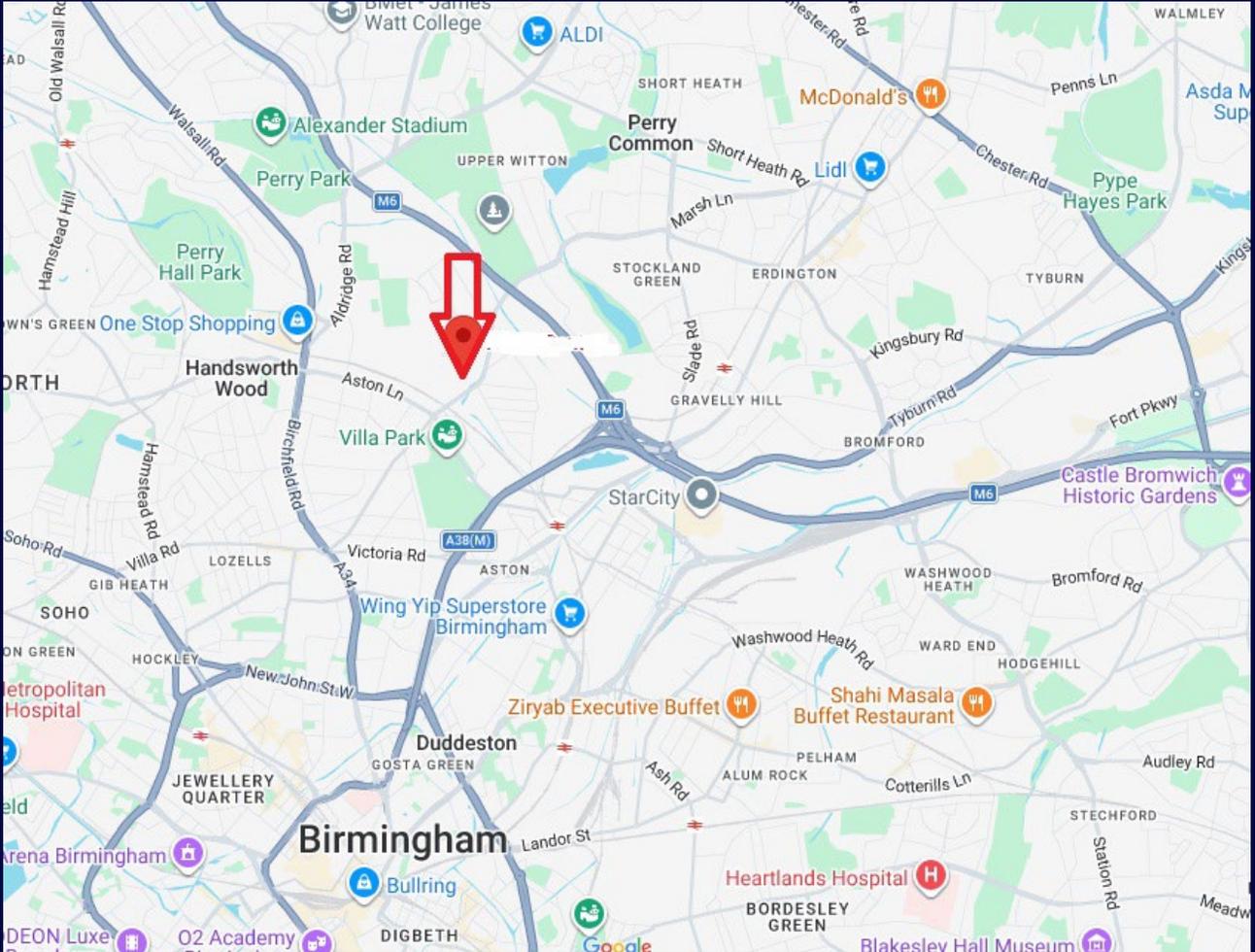
EPC

The unit is under refurbishment, and an EPC will be available upon completion of the works

SITE PLAN



LOCATION



FURTHER INFORMATION

Myles Wilcox-Smith

Mwilcox-smith@ilpp.co.uk

07880 788345

Richard Ludlow

rludlow@ilpp.co.uk

07836 766167

Conditions under which particulars are issued:

ILP Partners for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of ILP Partners has any authority to make or give any representation or warranty whatever in relation to this property