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Western Business Park

Great Western Close, Birmingham, B18 4QG

5 UNITS

10,060 SQ FT

1 UNIT AVAILABLE



OVERVIEW

Western Business Park is a professionally managed estate of light industrial units on Great Western Close, less than three miles north west of Birmingham city centre.

KEY FEATURES



ELECTRICALLY OPERATED
ROLLER SHUTTER DOORS



LED LIGHTING



FIRE ALARM

EPC
'B'

EPC 'B' RATED UNITS



SECURE SHARED YARD



DEMISED CAR PARKING



LOCATION



2.4 MILLION
PEOPLE WITHIN
A 10 MILE RADIUS



BIRMINGHAM NEW STREET
STATION 3.2 MILES



what3words

///GRIT.NOTION.VALVE

The estate sits at the front of Great Western Close on the A4040 Handsworth New Road, a mile from the A4540 ring road and under three miles from Birmingham city centre.



14

MILES TO
WOLVERHAMPTON
(VIA M6)

WESTERN
BUSINESS PARK

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)

AVAILABLE SPACE

Unit 2

AVAILABLE TO LET

ACCOMMODATION

The total approximate gross internal floor areas are:

	SQ FT	SQ M
TOTAL APPROX. GIA	2,080	193.24

Measured in accordance with the RICS code of measuring practice.

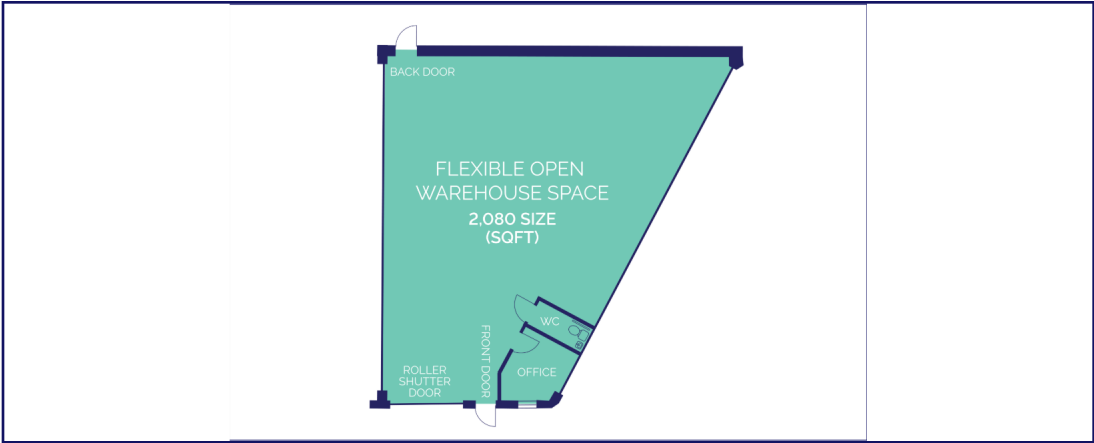
COST TRANSPARENCY

Rent, insurance and service charge (excl. VAT):

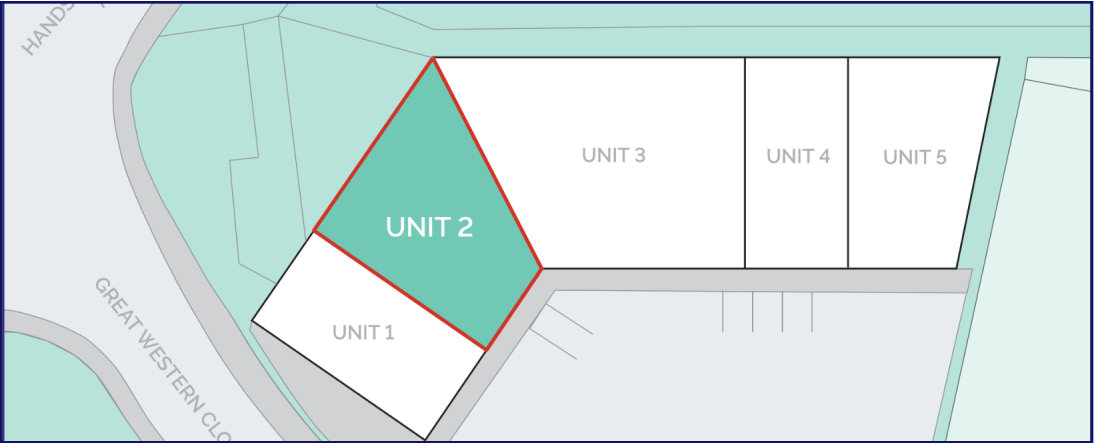
	PER ANNUM	PER MONTH
RENT	£24,000	£2,000
INSURANCE	£582	£49
SERVICE CHARGE	£1,644	£137

Exclusive of VAT. Rateable value £17,680. Insurance & service charge reviewed annually.

FLOOR PLAN

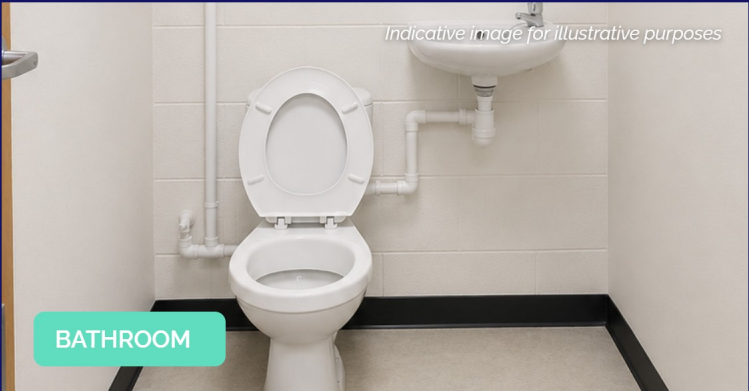


ESTATE PLAN



AVAILABLE SPACE

Unit 2



SPECIFICATION

 ROLLER SHUTTER DOOR	 LED LIGHTING	EPC 'B' EPC B RATING
 SECURE SHARED YARD	 FIRE ALARM	 DEMISED PARKING



WHY OCCUPIERS CHOOSE LOOP

Transparent costs

Rent, service charge and insurance set out clearly, with no hidden legal fees.

Simple lease

Loop's short form lease keeps terms clear and quick to agree.

Professionally managed

Estates actively managed by Loop, so you can focus on running your business.

Modern, flexible space

Overlooked assets repositioned into modern, functional and sustainable workspaces.

OUR ESTATES

Heathfield Industrial Estate

Elland, HX5 9AE

[VIEW BROCHURE →](#)

Railway Court

Doncaster, DN4 5FB

[VIEW BROCHURE →](#)

Abbey Park

Mansfield, NG18 5DN

[VIEW BROCHURE →](#)

Western Business Park

Birmingham, B18 4QG

[THIS BROCHURE](#)

Space Business Centre

Aylesbury, HP19 8FJ

[VIEW BROCHURE →](#)

38-40 Stapledon Road

Peterborough, PE2 6TD

[VIEW BROCHURE →](#)

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WORKSPACES ACROSS
THE UK

- Loop estate
- This estate





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About Loop Asset Management:

Loop is a fully-integrated asset manager specialising in multi-let industrial (MLI) assets across the UK, shaped by decades of experience transacting, repositioning and managing commercial assets.

For capital partners, we bring a bespoke platform built on the understanding that value creation starts with the occupier; for occupiers, we provide modern, practical, flexible space, underpinned by transparent, proactive management.

[CLICK HERE FOR THE
OCCUPIER WELCOME PACK](#)

[CLICK HERE FOR THE
LOOP SHORT FORM LEASE](#)



TRANSPARENT
COSTS



SIMPLE
LEASE



PROFESSIONALLY
MANAGED ESTATE

Enquiries

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