



HASTINGWOOD BUSINESS PARK

Wood Lane, Birmingham B24 9QR



**INDUSTRIAL UNITS
TO LET**

From 200 sq ft to 45,000 sq ft
**Flexible Terms with
Immediate Occupation**

WELCOME TO HASTINGWOOD BUSINESS PARK

Hastingwood Business Park is the ideal business environment for start-up companies, SMEs, or large scale organisations, offering a variety of industrial and office accommodation on flexible terms and on an 'easy-in' basis.

We can help you find a home for a business of any size, small or large; from single-man offices, workshops and storage units, to large office suites and warehouses.

We can also offer fast occupation and cater for short 'flexible' requirements, as well as those that are longer-term.

The estate benefits from a security gatehouse, which is manned on a 24 hour basis, generous car parking and on-site amenities, including a popular café for on-site and external catering.

www.hastingwoodbusinesspark.co.uk



LOCATION

The estate is strategically located, situated on Wood Lane, Erdington – only two miles from J6 of the M6 at Spaghetti Junction, the heart of the National Motorway network. Junction 6 of the M6 also provides quick access to Birmingham City Centre and the Ring Road, via the A38M Aston Expressway. Wood Lane itself is conveniently accessed via the A38 Tyburn Road, or the A47 Heartlands Parkway – another direct route leading into Birmingham City Centre, just four miles distant.

The property comprises seven multi let buildings. It is situated in one of Birmingham's premier distribution areas served by the M6, M6 Toll and M42, offering unrivalled access to the wider UK motorway network.

The estate is located in a prominent position off Wood Lane, Erdington – home to a host of national and international occupiers, including Jaguar Land Rover, Amazon, Hermes, DHL Supply Chain, UK Mail and Kuehne and Nagel.

TRAVEL TIMES



M6, Junction 6

4 mins

M6, Junction 5

5 mins

Birmingham City Centre

10 mins

M42, Junction 7A

10 mins

Hams Hall Rail Freight Terminal

18 mins

Birmingham Airport

20 mins

VIEW AERIAL

www.hastingwoodbusinesspark.co.uk

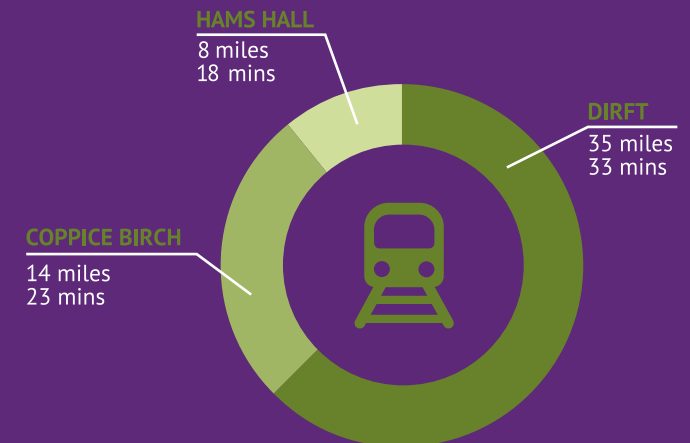
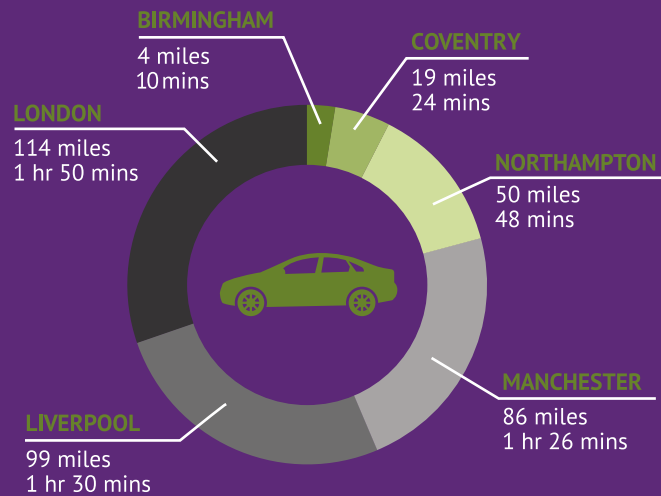
DESCRIPTION LOCATION ACCOMMODATION SITEPLAN FURTHER INFORMATION CONTACT



B24 9QR



VIEW LOCATION



INDUSTRIAL UNITS

The industrial/workshop accommodation provides a range of sizes from 200 sq ft to 45,000 sq ft, subject to availability.

All units on the estate are suitable for light industrial, general industry and storage/distribution uses, falling within Class B1, B2 and B8. Individual planning consents may need to be achieved, dependent on an occupier's requirements.

The units provide:



24 HOUR SECURITY



**DEDICATED
ON-SITE PARKING**



**CAN ACCOMMODATE
SMALL, MEDIUM OR
LARGE REQUIREMENTS**



**FLEXIBLE LEASES
AVAILABLE**



**HIGH SPEED INTERNET
AVAILABLE IN ALL
OFFICES AND UNITS**



**CONFERENCE ROOM
AND CAFÉ ON SITE**

INDUSTRIAL LEASES

Leases are available on a variety of small and large units, on an internal repairing only basis.

INDUSTRIAL LICENCES

Six month licence agreements available from the on-site marketing team, providing immediate occupation across a range of sizes.



AB BLOCK**8 UNITS**

Detached industrial warehouse split into smaller units.

Eaves Height of 6.65m

**BUILDING 1****84 UNITS**

Detached industrial warehouse split into smaller units with mezzanine offices.

Eaves Height of 6.5 – 6.7m

**BUILDING 2****10 UNITS**

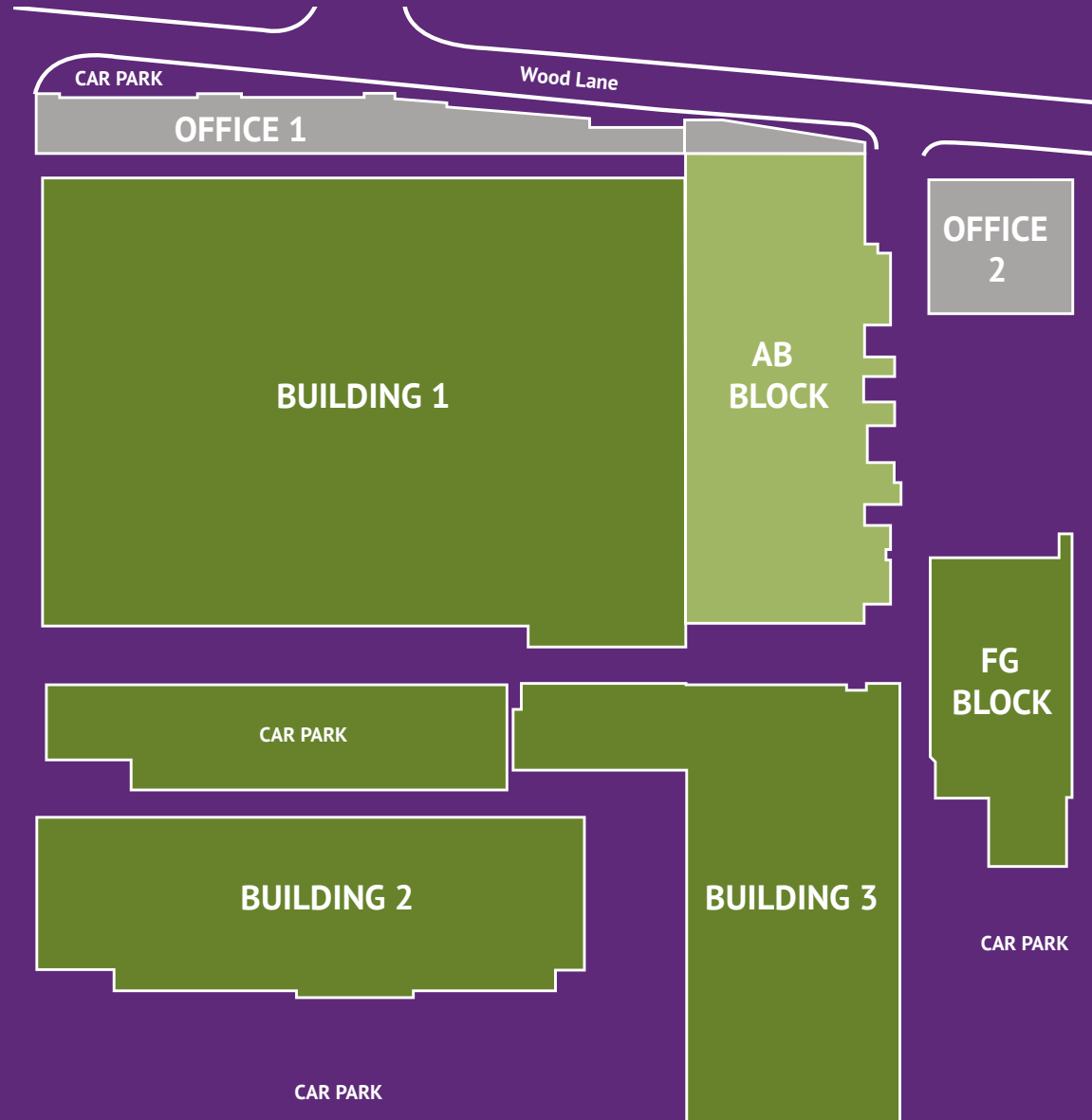
Detached industrial warehouse split into smaller units.

Eaves Height of 8.4m

**BUILDING 3****31 UNITS**

Detached industrial warehouse split into smaller units.

Eaves Height of 4.62 m

**FG BLOCK**
2 UNITSDetached industrial warehouse split into smaller units.
Eaves Height of 4.3m**OFFICE 1**
63 UNITS

Detached office building over two floors, split into smaller office units.

**OFFICE 2**
25 UNITS

Detached office building over two floors, split into smaller office units. Internal amenities comprising WC's.



BECOMING A TENANT

At Hastingwood Business Park, we pride ourselves on enabling quick and easy occupation of offices and industrial units alike, whether on short-term licence agreements or longer-term leases.

THE PROCESS

Hastingwood Business Park offers a wide range of office suites, storage units, warehouses and workshops on either a flexible or longer-term basis. Our on-site marketing team can talk you through current availability, offers and pricing.

Contact one of our marketing team today to discuss your property needs and available deals and to arrange a tour of suitable properties. Our team can also present proposals on suitable property – outlining term duration, rental costs, any incentives available and all other occupational property costs.

Short-term licences can be agreed and arranged on-site for easy-in, same-day occupation.

Leases can be arranged within a swift and satisfactory timescale, with immediate instruction of solicitors, as and when terms are agreed.

EMPLOYMENT DEMOGRAPHICS



64.2% of the overall available workforce are economically active



129,537 people work within these industries (30.6%)



760,252 of the local population are of working age



CONTACT

For further information, or to arrange a viewing of the available premises, please contact the on-site marketing team:

marketing@mk2.co.uk

0121 386 6600

www.hastingwoodbusinesspark.co.uk



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**BARWOOD
CAPITAL**

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