

UNIT 31, ELMDON TRADING ESTATE, BICKENHILL LANE,
BIRMINGHAM, B37 7HE



TO LET
(BY WAY OF AN ASSIGNMENT)

**HIGH QUALITY/PORTAL FRAMED
WAREHOUSE ACCOMMODATION**

7,468 sq.ft/696.79 sq.m

- Within close proximity to Birmingham International Airport & Railway and NEC.
- Circa 1.5 miles from Junction 6 of the M42 motorway.
- Excellent off street car parking/loading - circa 12 spaces.
- Substantial, electrically operated roller shutter door access.
- Circa 9 miles south east of Birmingham City Centre.



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LOCATION

Elmdon Trading Estate, accessed via Bickenhill Lane (B4438), adjoins Birmingham International Airport, Railway, NEC and Birmingham Business Park.

The estate, set within a landscaped area of 42 acres (17 hectares) provides a total of 44 industrial/warehouse units.

The immediate surrounding areas also include Resorts World (leisure/retail/restaurants) and many prestigious hotels (Crowne Plaza, Hilton, Ibis and Genting).

Strategically, the estate occupies a prime location. Junction 6

of the M42 motorway is located approximately 1.5 miles south west (direct dual carriageway access via Bickenhill Lane/Coventry Road – A45).

The M42 provides direct access to the M6, M40 and M5 motorways.

Birmingham City Centre is located approximately 9 miles north east.

DESCRIPTION

The subject premises (prominent corner position), provides ground floor, portal framed, relatively high bay warehouse accommodation, including “pod” offices.

Benefits include:

- Excellent off street loading.
- Excellent off street car parking (circa 12 spaces).
- Substantial, electrically operated, roller shutter door access (width 14’/4.27m, height 13’8”/4.16 m).
- Apex height 23’9”/7.24m.
- Fluorescent strip lighting.

ACCOMMODATION

Offices **493 sq.ft./48.8 sq.m.**

Warehouse **6,975 sq.ft./647.99 sq.m.**

Total accommodation **7,468 sq.ft./696.79 sq.m.**

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TENURE

The property is available by way of an assignment of an existing 10 year FRI lease agreement, commencing 01/03/2012 at a fixed rental of **£50,442 per annum exclusive**.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

Rateable Value £38,000

Rates Payable circa £18,620

MAINS SUPPLIES

The property has the advantage of mains electricity (3 phase 100 amp), gas, water and drainage.

PERMITTED USE

We have been advised that the subject premises can be utilised on the basis of Use Class B1 (light industrial) and B8 (warehouse).

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

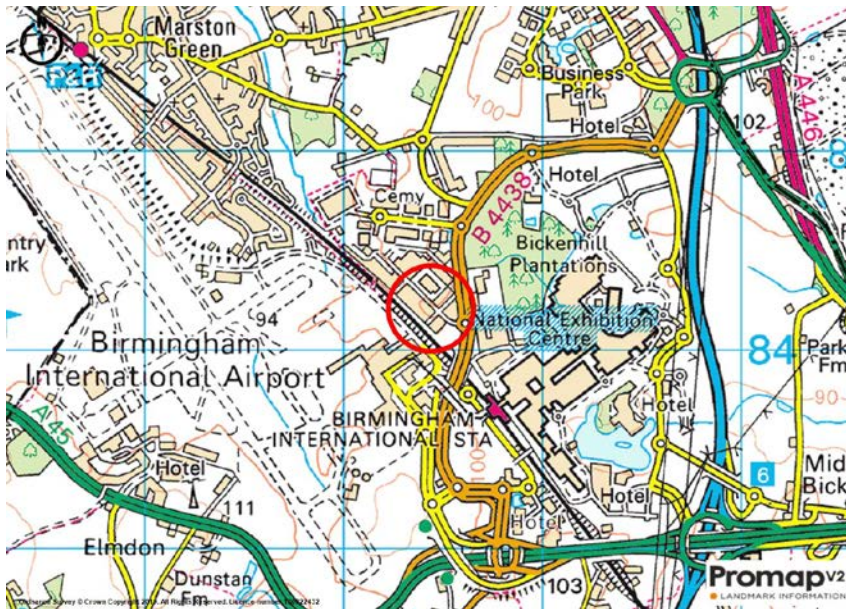
LEGAL COSTS

Each party to bear their own proper legal costs.

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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.