

10 HADEN STREET, BALSALL HEATH, BIRMINGHAM, B12 9BH



**Haden Street frontage**



**Upper Balsall Heath Road frontage**

## TO LET

GROUND FLOOR, PORTAL FRAMED  
INDUSTRIAL/WAREHOUSE  
ACCOMMODATION

**12,000 sq.ft/1,114.83 sq.m**

- Yard facility.
- 5 Tonne Overhead Gantry .
- Substantial, electrically operated roller shutter door access.
- Substantial three phase electrical supply (300 KVA).
- Floor mounted blow heater (ducted).
- Central heating system.
- Within close proximity to the middle ring road/Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

# 10 HADEN STREET, BALSALL HEATH, BIRMINGHAM, B12 9BH

## LOCATION

The subject premises benefits from substantial frontages onto both Haden Street and Upper Balsall Heath Road.

The property is within close proximity to the middle ring road (Belgrave /Highgate Middleway – A45040).

Birmingham City Centre is located approximately 1¼ miles due north.

The middle ring road provides direct dual carriageway access to the main Aston Expressway (A38M – circa 2 miles due north), which in turn provides direct access to Junction 6 of the M6 Motorway, “Spaghetti Junction”.

## DESCRIPTION

The subject premises provides predominantly ground floor, portal framed, industrial/warehouse accommodation, including first floor ancillary offices.

Benefits include;

- 5 tonne overhead gantry crane
- Excellent natural light.
- Substantial, electrically operated roller shutter door access.
- Apex height circa **20ft/6.09 metres**.
- Floor mounted blow heater (ducted).
- Central heating system.

- Sodium lighting.
- Windows are UPVC incorporating hermetically sealed double glazed inserts (security grilles).



## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

**SMB**  
Stephens McBride

# 10 HADEN STREET, BALSALL HEATH, BIRMINGHAM, B12 9BH

## YARD FACILITY

The demise includes a secure, surfaced, enclosed yard facility accessed via an electrically operated roller shutter door.



## ACCOMMODATION

12,000 sq.ft/1,114.83 sq.m.

## MAINS SUPPLIES

The property has the advantage of a substantial, three phase electrical supply (300 KVA), water and drainage. No mains gas.

## TENURE

The property is available on the basis of a 6 year, full repairing and insuring lease (3 year review pattern).

## RENTAL

**£36,000 per annum exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is applicable .

## RATING ASSESSMENT

Rateable Value: £39.947

Rates Payable Circa: £19,500

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper legal costs.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

# 10 HADEN STREET, BALSALL HEATH, BIRMINGHAM, B12 9BH



10 HADEN STREET, BALSALL HEATH, BIRMINGHAM, B12 9BH

**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.