

UNIT 17, 1180 ALDRIDGE ROAD, GREAT BARR,  
BIRMINGHAM, B44 8PE



**TO LET**  
**GROUND FLOOR WAREHOUSE**

1400 sq.ft/130.15m<sup>2</sup>

- Ground floor, open span, industrial/warehouse accommodation.
- 2 interlinking bays.
- 2 access doors.
- Concrete floor structure.
- 3 Phase Electrical Supply (100 Amp)
- Forecourt, off street loading/car parking
- Ease of access to the national motorway network



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL Tel: 0121 706  
7766 [www.smbsurveyors.com](http://www.smbsurveyors.com)

<https://www.linkedin.com/company/smb-alexander-stevens/>

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## LOCATION

The development enjoys an extensive footage on Alridge Road, situated within close proximity to the island intersection with Queslett Road (A401- main arterial route – dual carriageway).

The property benefits from excellent communicational links – Queslett Road, in conjunction with Birmingham Road, provides direct dual carriageway access to Junction 7 of the M6 Motorway. (Circa 2 miles due west).

Junction 7, adjoins the main intersection of the M5 and M6 Motorways (Ray Hall Interchange).

## DESCRIPTION

The subject premises provides ground floor, open span, industrial/warehouse accommodation:

Advantages include:

- Concrete floor structure
- Off street loading/car parking
- 2 access doors

## ACCOMMODATION

**1400 sq.ft/130 sq.m**

## TENURE

The property is available on the basis of either, a 3 or 5 Year term (FRI).

## ASKING RENTAL LEVEL

**£9,750** per annum exclusive, payable quarterly in advance.

## VAT

VAT is **not** applicable

## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

## ANNUAL SERVICE CHARGE

Unit 17 - **£560** pa

(Upkeep of common areas)

## ANNUAL INSURANCE PREMIUM

The tenant occupiers will be responsible for the payment of the annual insurance premium (reinstatement).

Further information is available from the sole letting agents.

## BUSINESS RATES

At present the unit does not attract a separate business rate assessment.

However, within 6 months from the date of Lease completion and a tenant takes occupation, the landlord will obtain a separate assessment.

**It is likely, Small Business Rates Relief will apply.**

## MAINS SUPPLY

Mains Electricity (3 phase- 100 amp) and water.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant

## **For More Information Contact:**

Robert Taylor BSc MRICS/Elliott R S Jones MSc BSc (Hons)

T: 0121 706 7766

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

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

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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.