

UNIT 7

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



## TO LET

INDUSTRIAL/ WAREHOUSE ACCOM.

5,865 sq.ft/544.87 sq.m

- Excellent, off street loading/car parking.
- Roller shutter door access.
- Open span.
- Gas fired blow heater/gas fired central heating system.
- Circa, 4.5 miles due north of Birmingham City Centre.
- Excellent communicational links - Queslett Road & junction 7 of the M6 motorway.

**Substantial/surfaced  
/enclosed yard facility.**

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### LOCATION

The development enjoys an extensive frontage onto Aldridge Road, situated within close proximity to the island intersection with Queslett Road (A4041 – main arterial route – dual carriageway).

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 & M6 motorways (Ray Hall Interchange).

### DESCRIPTION

The subject premises provides a ground floor, industrial/ warehouse facility, first floor storage and ancillary, 2 storey office accommodation.

Advantages include:

- Adjoining/substantial/surfaced/gated/secure yard facility (hatched green).
- Excellent off street car parking (hatched blue).
- Substantial, electrically operated roller shutter door access.
- Open span – minimum working height circa, **19ft/5.79m.**
- Floor mounted gas fired blow heater/gas fired central heating.

### ACCOMMODATION

**5,865 sq.ft/544.87 sq.m**

### ASKING RENTAL LEVEL

**£59,500 pax**

Payable quarterly in advance

### TERM

The unit is available on the basis of a 10 year, F.R.I. lease (5 year review pattern).

### OCCUPATION

Immediate occupation is available on completion of all legal formalities.

### VAT

VAT is not applicable

### ANNUAL SERVICE CHARGE

**£2,765.**

(upkeep of common areas)

### ANNUAL INSURANCE PREMIUM

The tenant occupier 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 assessment.

However, within 6 months from the date the lease is completed and a tenant takes occupation, the landlord will obtain a separate assessment.

### MAINS SUPPLIES

The property has the benefit of a 3 phase electrical supply (100 amp), gas, water and foul drainage.

### LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

### ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

### **For More Information Contact:**

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**SMB**  
Stephens McBride

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YARD





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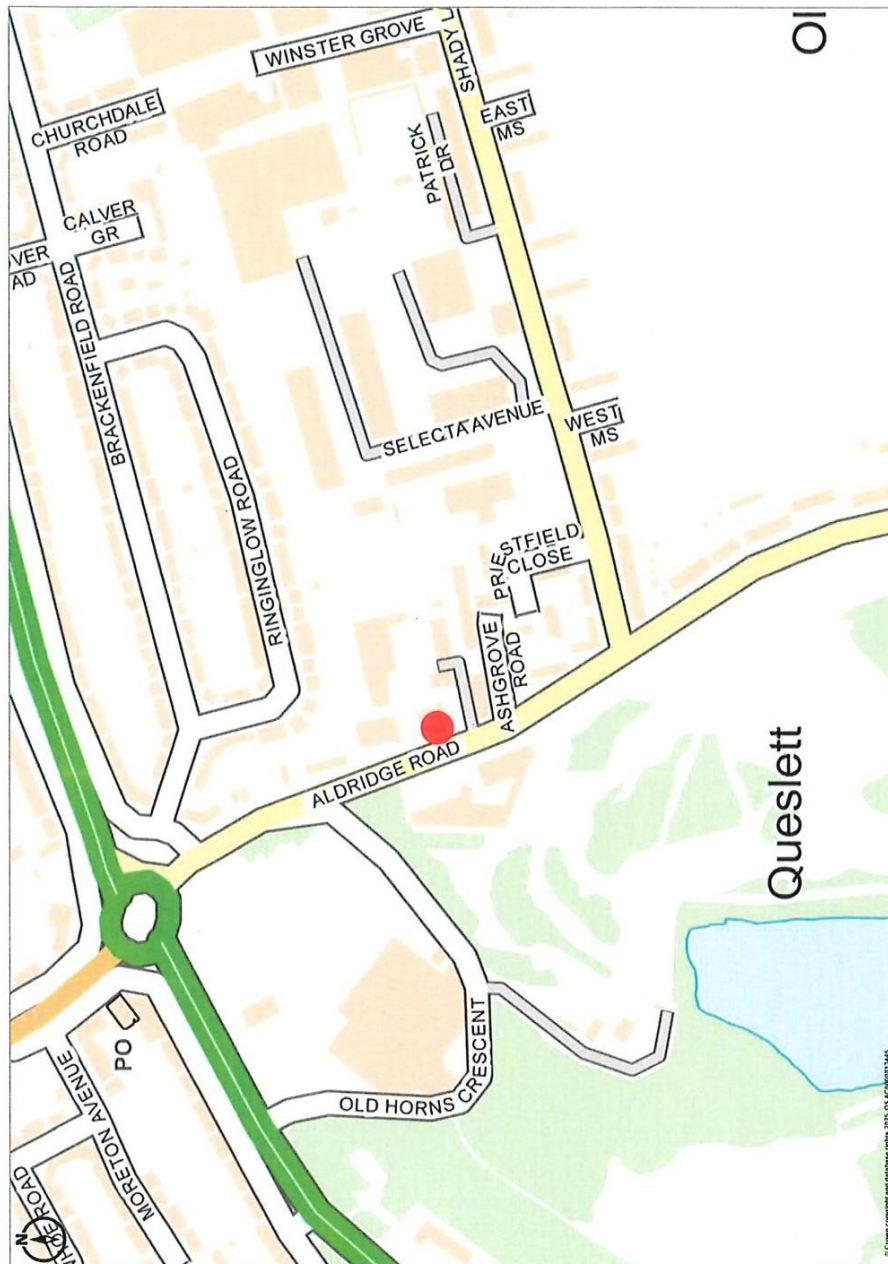
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### NOTICE

**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.