

UNITS 1/2 & 3
1180 ALDRIDGE ROAD, GREAT BARR, BIRMINGHAM, B44 8PE



UNIT 1/2



UNIT 3

TO LET

**BUSINESS/INDUSTRIAL/ WAREHOUSE
ACCOM.**

**UNIT 1/2 – 1,722 sq.ft/160 sq.m (plus adjoining
yard)**

UNIT 3 -1,360 sq.ft/126.35 sq.m

- Each unit is accessed via 2, substantial, roller shutter doors.
- Portal framed.
- Excellent, off street loading/car parking.
- 3 phase electrical supplies (100amp).
- Circa, 4.5 miles due north of Birmingham City Centre.
- Excellent communicational links - Queslett Road & junction 7 of the M6 motorway.



Stephens McBride Chartered Surveyors & Estate Agents
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UNITS 1/2 & 3/4

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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

Units 1/2 & 3, provide ground floor, open span/portal framed, business/industrial/ warehouse accommodation.

Advantages include:

- Excellent off street loading/car parking
- Each unit has the benefit of 2, roller shutter door access (manual & electrical).
- Apex height circa, **14ft 6"/4.42 m.**
- Unit 3 has the benefit of gas fired central heating.

ACCOMMODATION

UNIT 1/2 – 1,722 sq.ft/160 sq.m

UNIT 3 – 1,360 sq.ft/126.35 sq.m

The demise of Unit 1/2, includes an adjoining/gated/surfaced yard facility (hatched blue), extending to circa **2,700 sq.ft/250.84 sq.m.**

ASKING RENTAL LEVEL

UNIT 1/2 - £15,000 pax

UNIT 3 - £9,500 pax

Payable quarterly in advance

VAT

VAT is not applicable

TERM

The units are available on the basis of either, a 3 or 5 year term (FRI).

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

ANNUAL SERVICE CHARGE

UNIT 1/2 - £670

UNIT 3 - £530

(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 units do not attract a separate assessment.

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

It is likely, Small Business Rates Relief will apply.

MAINS SUPPLIES

Unit 1/2

Mains electricity (three phase – 100 amp), water & foul drainage.

Unit 3

Mains electricity (three phase – 100 amp), gas, water & 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 incoming tenant.

For More Information Contact:

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SMB
Stephens McBride

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UNIT 1/2



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UNIT 1/2



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YARD - UNIT 1/2



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UNIT 3



UNITS 1/2 & 3

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UNITS 1/2 & 3
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UNITS 1/2 & 3/4

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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.