

UNIT 1, BUILDING B, ATLAS TRADING ESTATE, COLEBROOK ROAD, TYSELEY, BIRMINGHAM, B11 2NT



TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

5,838 sq.ft/542.4 sq.m

- To be refurbished.
- Off-street loading/car parking.
- Substantial, roller shutter door access.
- Circa, 2.5 miles south east of Birmingham City Centre.
- Circa, 3.5 miles from Solihull Town Centre.



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766
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LOCATION

The estate forms part of an extremely popular and established, industrial/warehouse/distribution location.

Colebrook Road is accessed via Warwick Road (A41 – arterial route – considerable traffic flow).

Other, main arterial routes, within close proximity, include Stratford Road (A34) and Coventry Road/Small Heath Highway (A45).

Birmingham City Centre is situated approximately 2.5 miles north west and Solihull Town Centre, circa 3.5 miles south east.

DESCRIPTION

The subject premises provides ground floor, industrial/warehouse accommodation.

Benefits include;

- Off-street loading/car parking.
- Roller shutter door access.
- Excellent natural light.

It should be noted that a refurbishment programme will be undertaken.

ACCOMMODATION

5,838 sq.ft/542.4 sq.m

TENURE

The property is available on the basis of a 5 year, FRI lease.

ASKING RENTAL LEVEL

£23,350 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

Rateable Value (April 2023) - £17,250.

Rates Payable, circa - £8,625.

ANNUAL INSURANCE PREMIUM

The annual insurance premium, payable by the tenant (reinstatement) will be in the region of **£1,100**.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

For More Information Contact:

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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.