

UNIT 7, BICKFORD ROAD, WITTON, BIRMINGHAM, B6 7EE



TO LET

GROUND FLOOR

INDUSTRIAL/WAREHOUSE ACCOM.

2,265 sq.ft/210.42 sq.m.

- Off street car parking/loading
- Substantial, electrically operated roller shutter door access
- Open span
- Circa, 1 mile from junction 6 of the M6 motorway
- Circa, 2 miles north of Birmingham City Center



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises forms part of a relatively small, industrial estate, accessed via Bickford Road, within close proximity to the intersection with Tame Road.

The area benefits from excellent communicational links.

Junction 6 ("Spaghetti Junction") of the M6 motorway is located approximately 1 mile due east.

Birmingham City Centre is situated approximately 2 miles due south.

DESCRIPTION

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

Advantages include:

- Off street car parking/loading
- Substantial, electrically operated roller shutter door access
- Excellent natural light
- Open Span
- Well maintained

ACCOMMODATION

2,265 sq.ft/210.42 sq.m

ASKING RENTAL LEVEL

£25,000 pax

Payable quarterly in advance

TERM

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

agreement.

OCCUPATION

April 2026

VAT

VAT is not applicable.

BUSINESS RATES

April 2023

Rateable Value **£11,000**

Rates payable circa, **£5,500**

April 2026

Rateable Value **£9,800**

Rates payable circa, **£4,900**

It is important to note, Small Business Rates Relief may apply.

MAINS SUPPLIES

The property has the advantage of primary metered mains electricity (3 phase), gas, water and 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.

Viewing & Further Information;

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SMB
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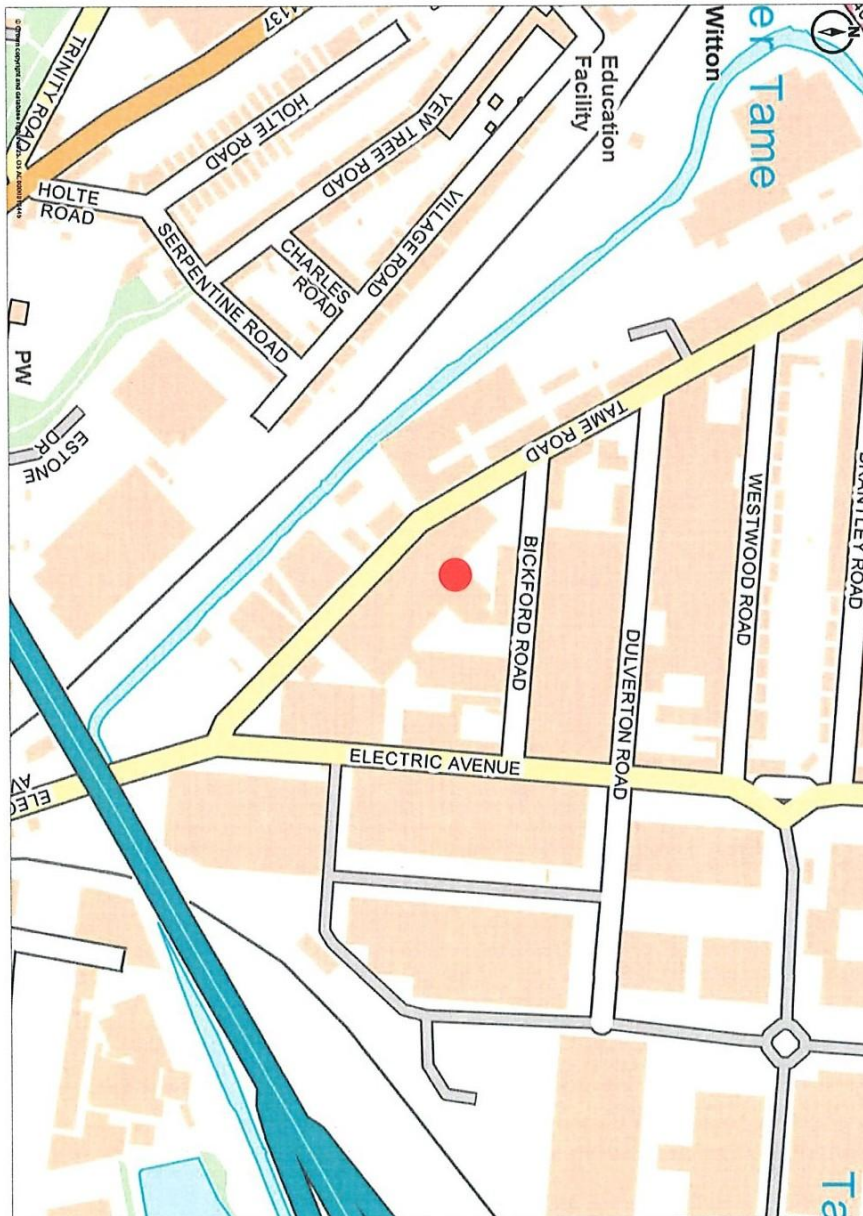
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NOTICE

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.