

UNITS 3-8 WITTON PARK INDUSTRIAL ESTATE, BICKFORD ROAD, BIRMINGHAM, B6 7EE



TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

Unit 3 – 5,273 sq.ft/489.87 sq.m

Unit 4 – 5,273 sq.ft/489.87 sq.m

Unit 5 – 5,630 sq.ft/523.03 sq.m

Unit 6 – 5,964 sq.ft/554.05 sq.m

Unit 7 – 5,538 sq.ft/514.49 sq.m

Unit 8 – 5,462 sq.ft/507.43 sq.m

- Excellent off-street loading/car parking.
- Ease of access for articulated vehicles.
- Substantial roller shutter door access.
- Portal framed/open span.
- In close proximity to the M6 motorway.
- In close proximity to Birmingham City Centre



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL

Tel: 0121 706 7766

www.smbsurveyors.com

UNITS 3-8 WITTON PARK INDUSTRIAL ESTATE, BICKFORD ROAD, BIRMINGHAM, B6 7EE

LOCATION

The units form part of an industrial/warehouse complex, accessed via Bickford Road, within close proximity to the intersection with Electric Avenue.

Junction 6 of the M6 motorway, "Spaghetti Junction" is located approximately 1 mile south east.

Excellent communicational links – Lichfield Road/Heartlands Spine Road.

Birmingham City Centre is within 2.25 miles distance.

The estate is located outside of the clean air zone.

DESCRIPTION

Each unit provides ground floor, open span/portal framed, industrial/warehouse accommodation.

Substantial roller shutter door access. Solid concrete floor structures. Excellent natural light.

The estate has the benefit of electronic, security entrance gates.

BUSINESS RATES

At present, the individual units do not attract separate assessments.

Further information is available from the sole letting agents

ACCOMMODATION

Unit 3 – 5,273 sq.ft/489.87 sq.m

Unit 4 – 5,273 sq.ft/489.87 sq.m

Unit 5 – 5,630 sq.ft/523.03 sq.m

Unit 6 – 5,964 sq.ft/554.05 sq.m

Unit 7 – 5,538 sq.ft/514.49 sq.m

Unit 8 – 5,462 sq.ft/507.43 sq.m

TERM

Units are available on the basis of 5 year, FRI lease agreement. Longer if required.

MAINS SUPPLIES

Each unit has the benefit of a 3 phase, 100 amp electrical supply, water and drainage.

RENTAL

Individual units are available, at an asking rental level of **£8 per sq.ft/£86.11 per sq.m.**

If leased as a whole, the asking rental level is **£6.50 per sq.ft/£69.96 per sq.m.**

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is **not** applicable.

Viewing & Further Information;

Robert Taylor BSc MRICS

T: 07831 627 117

E: robert@smbsurveyors.com

Arun Sharma BSc

T: 07721 434 962

E: arun@smbsurveyors.com

SMB
Stephens McBride

UNITS 3-8 WITTON PARK INDUSTRIAL ESTATE, BICKFORD ROAD, BIRMINGHAM, B6 7EE

ANNUAL INSURANCE PREMIUM

Tenants will be responsible for the payment of the annual insurance premium (reinstatement).

Further information is available via the letting agents.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

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

UNITS 3-8 WITTON PARK INDUSTRIAL ESTATE, BICKFORD ROAD,
BIRMINGHAM, B6 7EE



Interior – Units 3 & 4



Interior – Unit 6

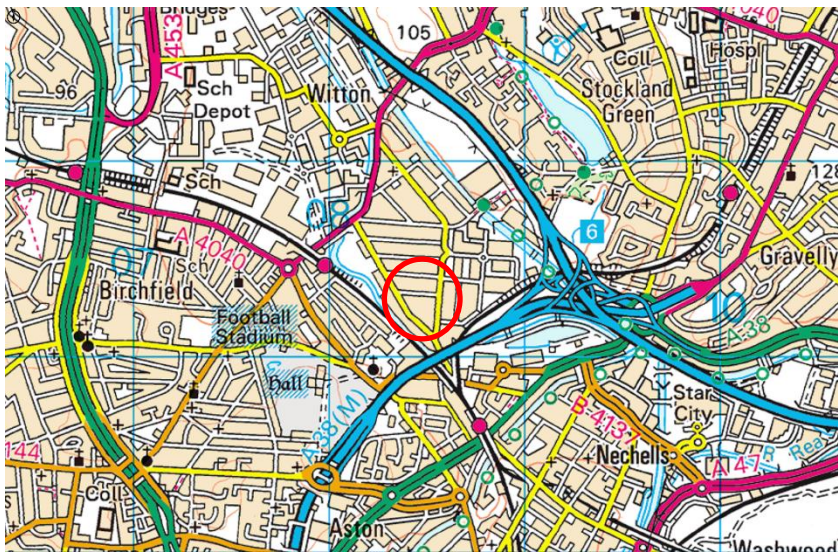
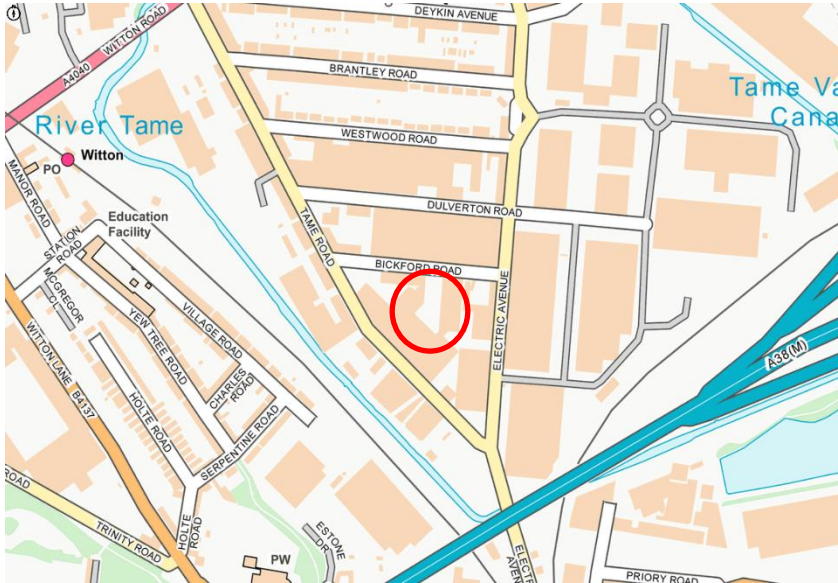


Units 3 & 4



Units 5-8

UNITS 3-8 WITTON PARK INDUSTRIAL ESTATE, BICKFORD ROAD, BIRMINGHAM, B6 7EE



UNITS 3-8 WITTON PARK INDUSTRIAL ESTATE, BICKFORD ROAD, BIRMINGHAM, B6 7EE



UNITS 3-8 WITTON PARK INDUSTRIAL ESTATE, BICKFORD ROAD, BIRMINGHAM, B6 7EE

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.