

200 BROMFORD LANE, BIRMINGHAM, B24 8DL



TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

(INCLUDING ANCILLARY FIRST FLOOR
OFFICES)

24,645 sq.ft/2,289.58 sq.m

- Secure yard facility.
- Excellent off-street car parking (forecourt).
- Substantial, electrically operated roller shutter door access.
- Direct frontage onto Bromford Lane (A4040), adjoining the island intersection with Heartlands/Fort Parkway (A47).
- Within close proximity to Junctions 5 and 6 of M6 Motorway.
- Circa 4 miles north east of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent position, enjoying direct frontage onto the main Bromford Lane (A4040), adjoining the island intersection with Heartlands/Fort Parkway (A47).

The property is within relative close proximity to The Fort shopping park.

Access to the national motorway network is provided by both Junctions 5 and 6 of the M6 motorway.

Birmingham City Centre is located approximately 4 miles south west.

DESCRIPTION

The subject premises provides predominantly ground floor, industrial/warehouse accommodation, including ancillary first floor offices.

The property has recently been refurbished.

Advantages include;

- Secure enclosed yard.
- Electrically operated roller shutter door access (**width 14 ft./4.27m, height 15ft/4.57m**).
- Forecourt, off-street car parking.
- Excellent natural light.
- Gas fired central heating.
- Windows are UPVC, double glazed.

ACCOMMODATION

24,645 sq.ft/2,289.583 sq.m

For More Information Contact:

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TERM

The property is available on the basis of a 5year, FRI lease agreement at an asking rental level of **£60,000 (sixty thousand pounds)** per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

BUSINESS RATES

Rateable Value: £58,000

Rates Payable: circa £28,594 per annum.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of all mains supplies including , gas, water, drainage and a 3 phase electrical supply.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

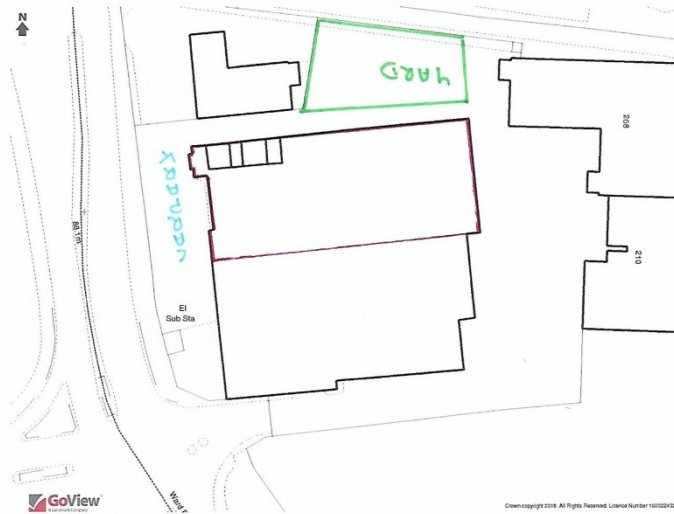
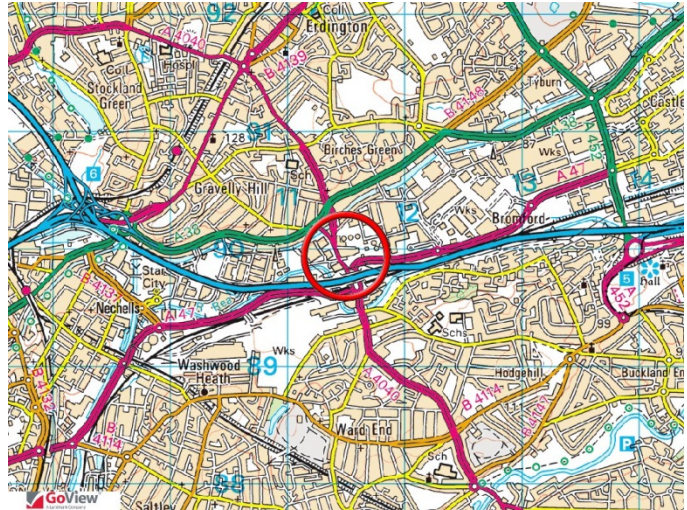
Each party to bear their own legal costs.

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SMB
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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.