

UNIT 3A, EWHURST AVENUE, SELLY OAK, BIRMINGHAM, B29 6EY



TO LET

HIGH QUALITY, GROUND FLOOR,
WAREHOUSE/TRADE COUNTER
FACILITY

9,300 sq.ft/864 sq.m

- Prominent corner position, situated at the intersection of Ewhurst Avenue and Heeley Road.
- Extensive/secure, off-street loading/car parking.
- Circa, 2.75 miles south west of Birmingham City Centre.
- 2 , substantial, electrically operated roller shutter doors.
- Roof mounted gas fired blow heaters/gas fired central heating.
- Within close proximity to the main A38 (Bristol Road).



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL Tel: 0121 706
7766 www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

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LOCATION

The subject premises occupies a prominent corner position, situated at the intersection of Ewhurst Avenue and Heeley Road.

Birmingham City Centre is located approximately 2.75 miles north east.

Heeley Road provides direct access to the main Bristol Road (A38).

Surrounding areas include Battery Retail Park, Queen Elizabeth Hospital and the University of Birmingham (Edgbaston Campus).

- iv) Apex height 23ft/7.01 m.
- v) Excellent natural light.
- vi) It is important to note, the internal office accommodation, constructed within the warehouse area, by the outgoing tenant, will be removed and the first floor canteen, if required, will be refurbished/converted on the basis of an office/meeting room.
- vii) Kitchen & toilet facilities.

DESCRIPTION

The subject premises provides portal framed, ground floor, warehouse/trade counter accommodation, including 2 storey offices.

Benefits include;

- i) Extensive, off-street loading/car parking (fenced/gated).
- ii) 2, substantial, electrically operated roller shutter doors, each having a width of circa, 12 ft.6/3.81 m and a height of 15ft/4.57 m.
- iii) Roof mounted gas fired blow heaters/gas fired central heating.

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ACCOMMODATION

9,300 sq.ft/864 sq.m.

TENURE

The property is available on the basis of a 10 year, full repairing and insuring lease (5 year review pattern).

RENTAL

£65,000 pax, payable quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

Rateable value - **£43,000**.

Rates payable - circa **£21,750**.

MAINS SUPPLIES

The subject premises has the benefit of a 3 phase electrical supply (100 amp), gas, water and drainage.

USE

The property has been utilised, for a considerable number of years, on the basis of warehouse/ quasi retail/trade counter.

The adjoining unit is currently utilised on the basis of a children's play centre.

Therefore, we are of the opinion, the property is suitable to be utilised on the basis of a variety of uses

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal costs.

LEGAL COSTS

Each party to bear their own proper legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

Robert Taylor BSc MRICS &
Oliver Beard

T: 0121 706 7766

E: robert@smbsurveyors.com

E: ollie@smbsurveyors.com

Joint Agent:

Edward Siddall-Jones BSc (Hons)
Siddall Jones

T: 0121 638 0500

E: Edward@siddalljone.com

SMB
Stephens McBride

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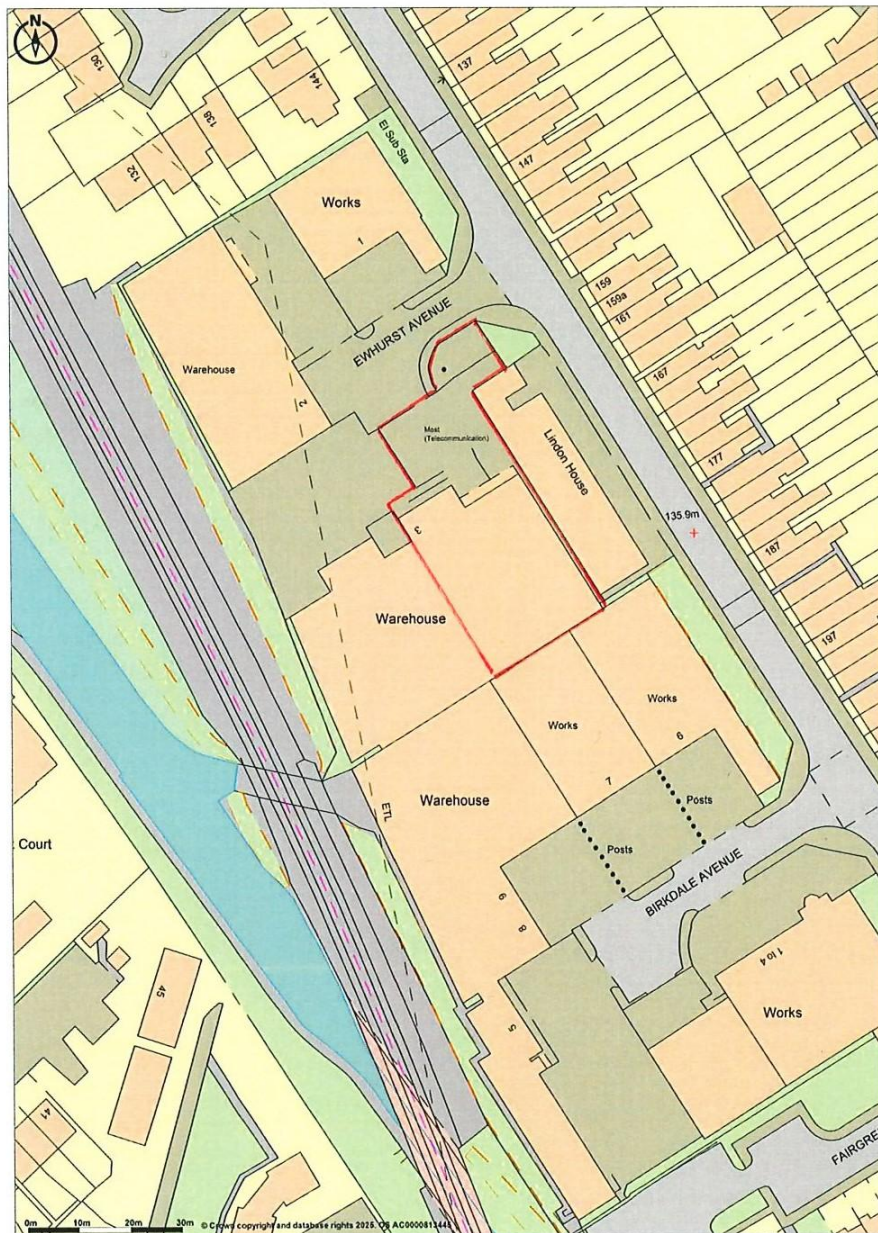
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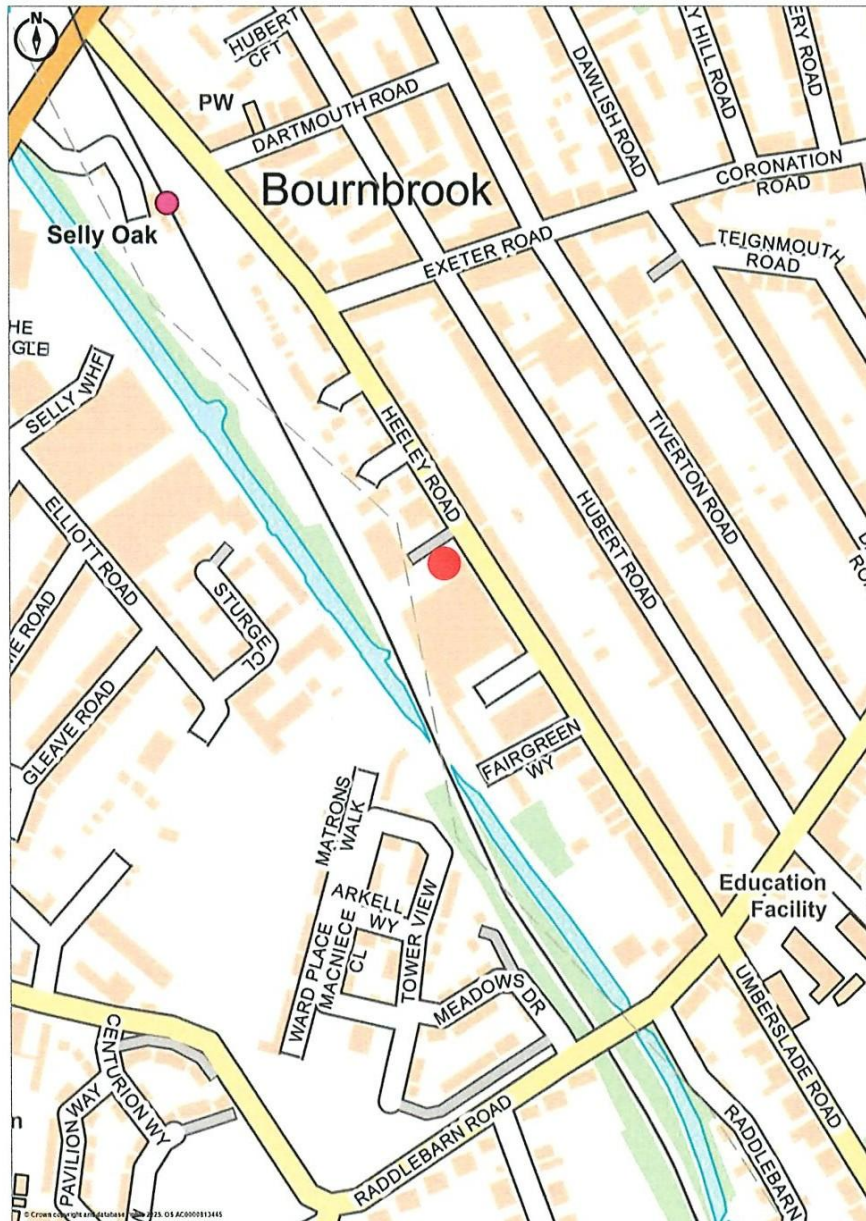
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NOTICE

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.