

UNIT H FLAXLEY PARKWAY, STECHFORD, BIRMINGHAM, B33 9AN



TO LET

WAREHOUSE/LOGISTIC ACCOMMODATION

29,093 sq.ft/2,702.8 sq.m

**Total site area 1.85 acres/0.75 of a
hectare**

- Open span/minimum working height circa, 20 ft/6 m.
- Substantial/enclosed/surfaced yard areas and off street car parking.
- Accessed via a series of roller shutter doors.
- Circa, 3.5 miles east of Birmingham City Centre.
- Ease of access to the national motorway network.

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LOCATION

The subject premises, accessed via Flaxley Parkway, is situated to the rear of Stechford Retail Park.

Nearby occupiers include Argos, B&M, Home Bargains, Matalan, Poundland, Direct Line and a McDonalds fast food outlet.

Ease of access to the national motorway network – junction 5 of the M6 motorway – circa, 1.9 miles due north.

Birmingham City Centre is situated approximately 3.5 miles due east.

DESCRIPTION

The subject premises provides predominantly ground floor (including ancillary 2 storey offices), open span, logistic/warehouse accommodation.

Benefits include:

- Accessed via a series of roller shutter doors.
- Excellent off street loading/car parking/yard areas.
- Gated/secure boundary fencing (palisade).
- Total site area extending to 1.85 acres/0.75 hectares (tarmacadam/concrete surfaces)

ACCOMMODATION

29,093 sq.ft/2,702.8 sq.m

ASKING RENTAL LEVEL

£160,000 pax

Payable quarterly in advance

TERM

The property is available on the basis of a 10 year, FRI lease (5 year review pattern).

The lease agreement will not be contracted outside of Sections 24/28 of the Landlord and Tenant Act and therefore, there will be an automatic right of renewal.

OCCUPATION

October 2025

VAT

Rental payments will be subject to VAT.

BUSINESS RATES

At present, the subject premises attracts 2, separate Business Rate assessments, totalling **£101,250**.

Therefore, rates payable will be in the region of **£50,000** pa.

MAINS SUPPLIES

All mains supplies are connected, on a primary metered basis, including 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 ingoing tenant.

For More Information

Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

Joint Agent:

Alex Eagleton

Lambert Smith Hampton

T: 0121 236 2066

E: aeagleton@ish.co.uk

SMB
Stephens McBride

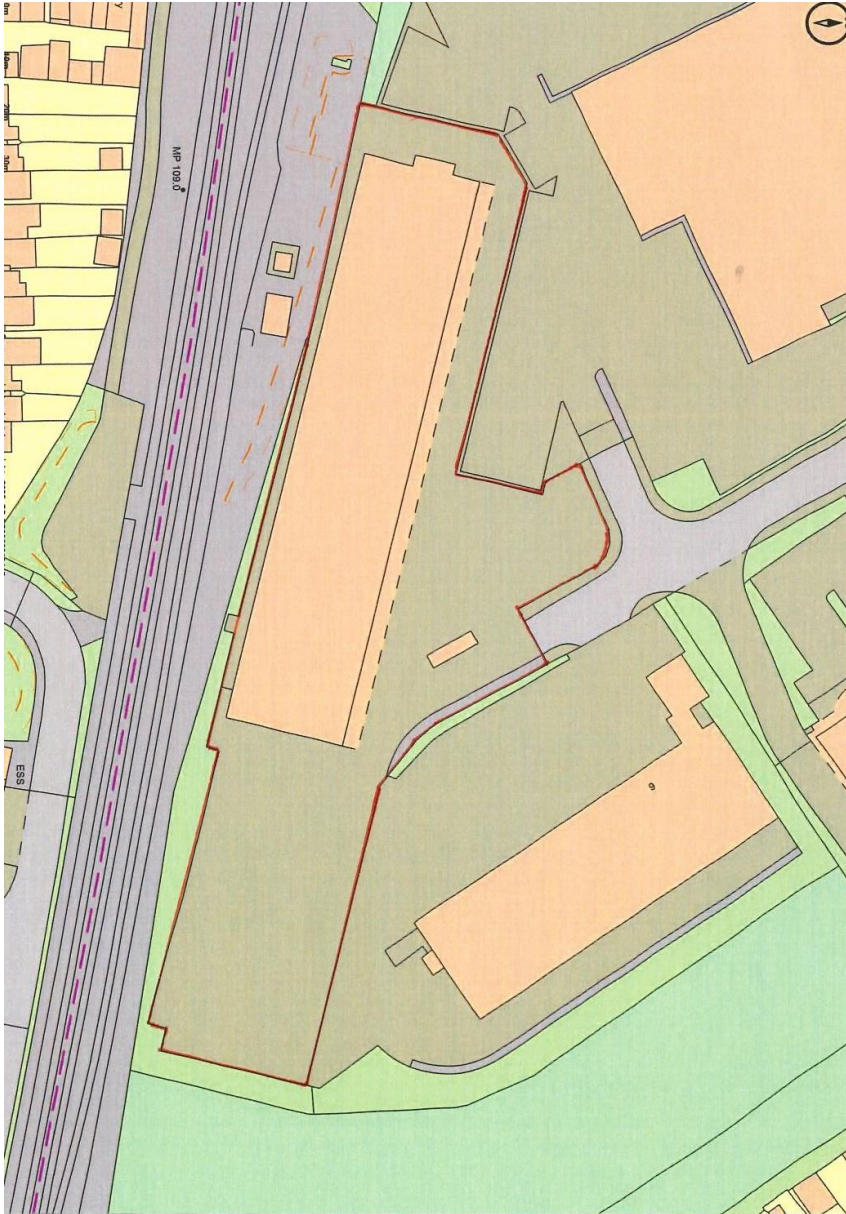
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NOTICE

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.