

# SUITE 323, FORT DUNLOP, FORD PARKWAY, BIRMINGHAM, B24 9FD



## TO LET (BY WAY OF AN ASSIGNMENT)

### GRADE A OFFICE ACCOMMODATION

**1,700sq.ft/157.93sq.m**

- Landmark development, located within close proximity to Junction 5 of the M6 motorway.
- 4.5 miles north east of Birmingham City Centre.
- Excellent off-street car parking.
- On site facilities include a children's day nursery, various coffee shops/restaurants, a 24/7 gymnasium, Londis convenience store and a Travelodge.
- Inclusive rental level.
- Within close proximity to the Ford Shopping Park.



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## LOCATION

The development enjoys an extremely prominent position, benefiting from an extensive frontage onto the main A47 (Ford Parkway), situated within close proximity to the intersection with Chester Road (A452).

The area benefits from excellent communicational links being in close proximity to both Junctions 5 and 6 (Spaghetti Junction) of the M6 motorway.

The M6 links to the M5, M42, M1 and M69 motorways.

The Ford Retail Shopping Park is within close proximity.

Birmingham City Centre is situated approximately 4.5 miles south west.

The development is within relative close proximity to the NEC and Birmingham International Airport & Railway.

## DESCRIPTION

- Grade A office accommodation.
- Raised flooring.
- Under floor heating.

## ON SITE FACILITIES INCLUDE:

- Restaurants/coffee shops (Costa, Subway).
- Rooftop terrace.
- A Londis convenience store.
- Letty's little learners' nursery.
- 24/7 gymnasium.
- A Travelodge hotel.
- Excellent off-street car parking.
- Reception and communal seating areas.

## ACCOMMODATION

1,700 sq.ft/157.93 sq.m.

## LEASE AGREEMENT

Expiring May 2023.

Tenant only break clause May 2021.

## RENTAL LEVEL (INCLUSIVE)

**£33,200 p.a.**, payable quarterly in advance.

The rental includes:

- Heating
- Electricity
- Cleaning
- Insurance
- Off-street car parking
- Water

## BUSINESS RATES

The current rateable value is below **£12,000** and therefore Small Business Rate Relief will apply.

## OFF STREET PARKING

The unit is allocated four off-street car parking spaces (included within rental).

The development benefits from excellent low tariff off-street car parking.

## VAT

VAT is applicable.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper legal costs.

## **For More Information Contact:**

Robert Taylor BSc MRICS

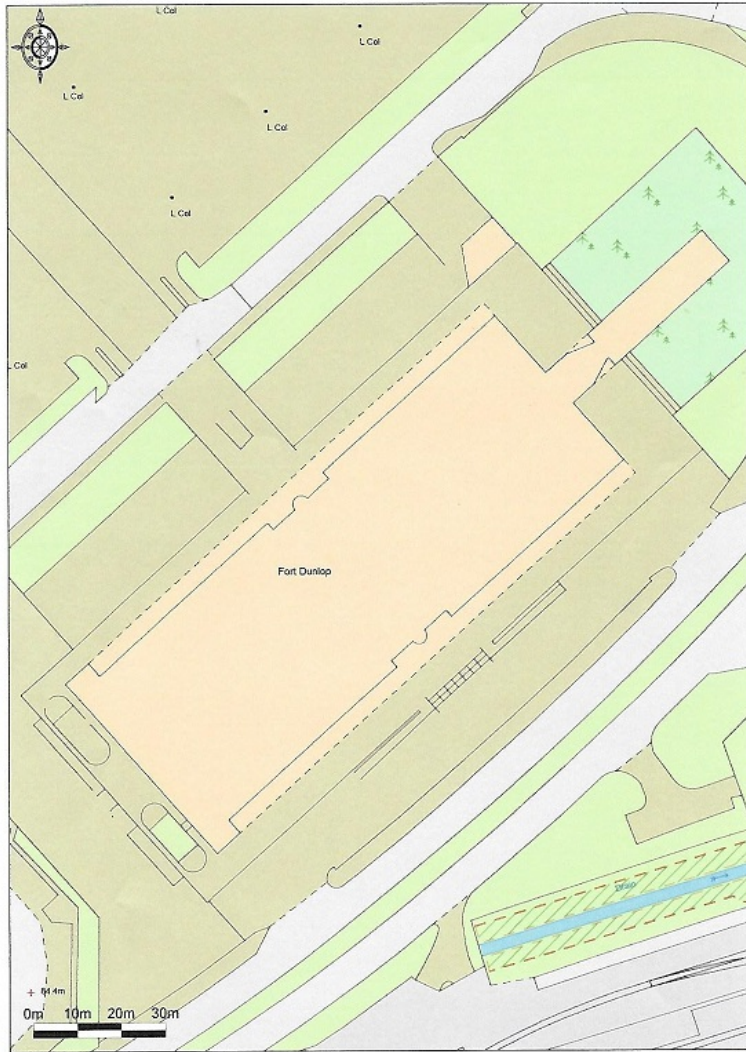
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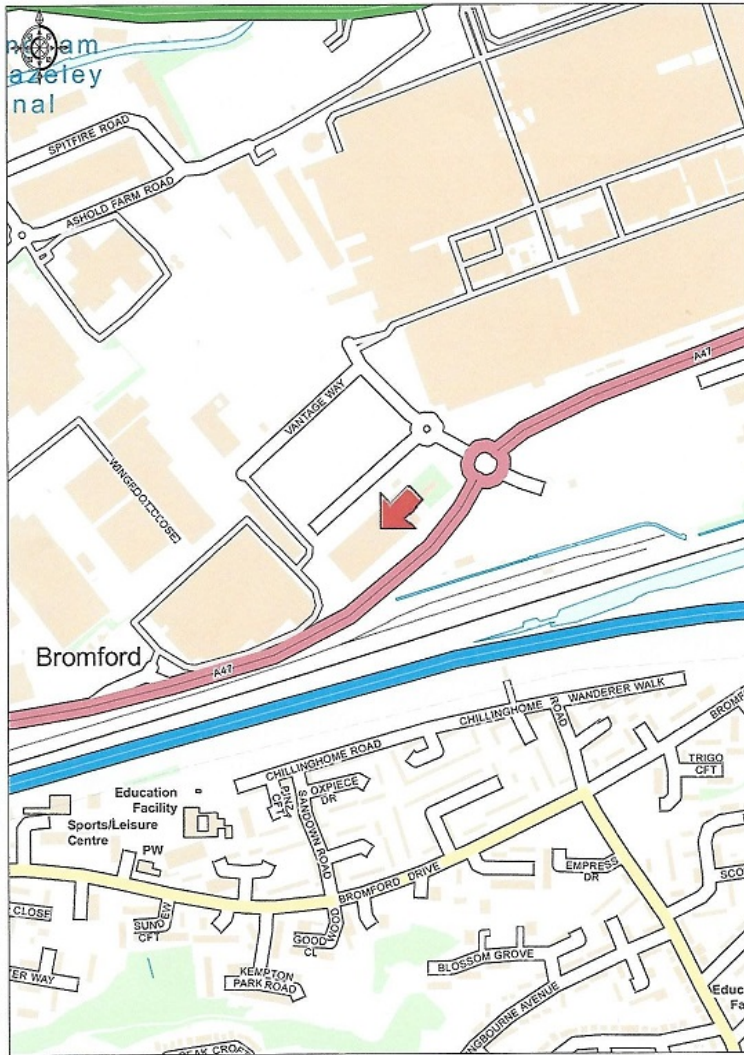


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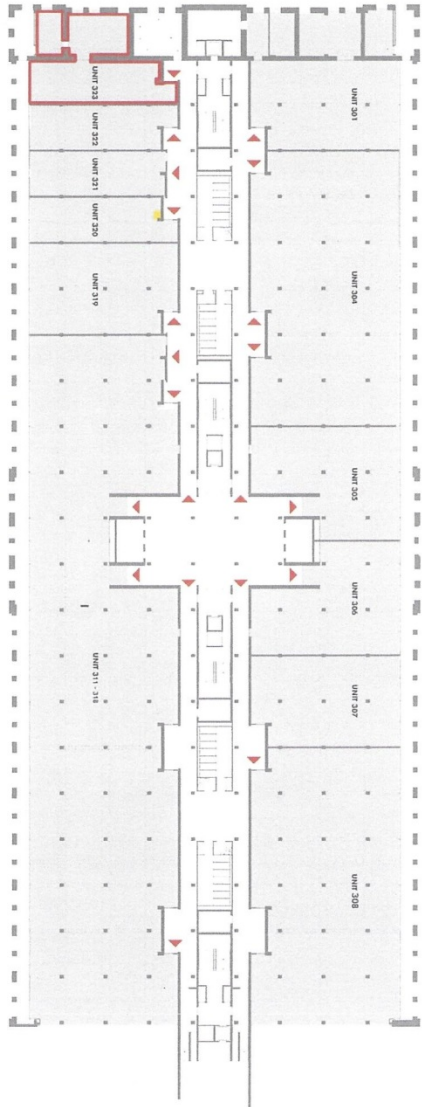
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FORT DUNLOP  
**THIRD FLOOR**

Plan 1

F D  
FORT DUNLOP

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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.