

70 GLOVER STREET, BORDESLEY, BIRMINGHAM, B9 4EN



TO LET

GROUND FLOOR HIGH BAY,
INDUSTRIAL/WAREHOUSE ACCOMMODATION
(INCLUDING A SECURE GATED YARD)

**TOTAL SITE AREA CIRCA 0.5 OF AN ACRE/
0.2 OF A HECTARE**

**TOTAL ACCOMMODATION CIRCA 11,000 SQ/FT/1,022.3
SQ.M**

- Prominent corner position, situated at the inter-section of Adderley Street and the middle ring road (Watery Lane – A4540 – considerable traffic flow – main arterial route).
- Within close proximity to various car showrooms/quasi retail outlets
- Within close proximity to the Trident Retail Park
- Within close proximity to the proposed HS2 station/route and tramline route/station.
- Circa 1 ¼ miles due south of the main Aston Expressway (A38M)
- Approximately ¾ of a mile south east of Birmingham City Centre



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies an extremely prominent corner position, situated at the intersection of Adderley Street and Watery Lane (middle ring road – A4540 – considerable traffic flow – main arterial route).

The middle ring road provides direct dual carriageway access to the main Aston Expressway (circa 1¼ miles due north), which in turn provides direct access to Junction 6 of the M6 Motorway, "Spaghetti Junction".

Birmingham City Centre is located approximately ¾ of a mile north west.

The property is within close proximity to various car showrooms/quasi retail outlets and the Trident Retail Park.

Considerable re-development/regeneration is proposed with regard to the immediate surrounding areas ("East side"/HS2/Metro Tramline)

DESCRIPTION

The subject premises, situated on a total site area extending to circa **0.5 of an acre/0.2 of a hectare**, provides predominantly high bay, ground floor, industrial/warehouse accommodation, including an extensive, secure, enclosed yard.

Accessed via a series of substantial, electrically operated roller shutter door access.

ACCOMMODATION

Circa **11,000 sq.ft/1,022.3 sq.m.**

TENURE

The property is available on the basis of a 2 year lease agreement

ASKING RENTAL LEVEL

£45,000 p.a.x.

RENTAL PAYMENTS

Rental payments will be quarterly in advance



For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smburveyors.com

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BUSINESS RATES

Rateable Value : £23,500

Rates Payable: circa £11,250.

VAT

VAT is not applicable.

ANNUAL INSURANCE

Circa £2,500

MAINS SUPPLIES

All mains supplies are connected including gas, water, drainage and a three phase electrical supply.

LEGAL COSTS

Each party to bear their own proper legal costs.

For More Information Contact:

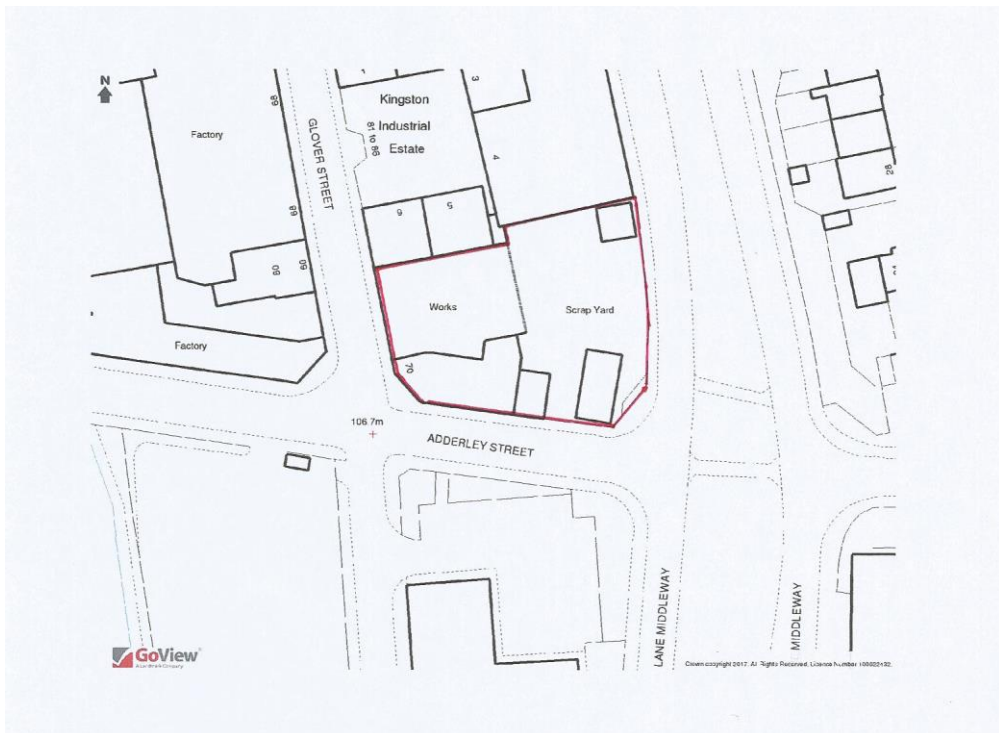
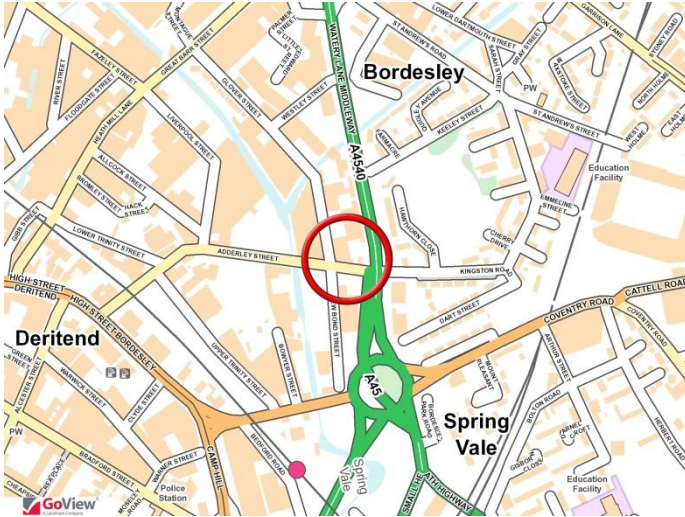
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NOTICE

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.