

70 GLOVER STREET, BORDESLEY, BIRMINGHAM, B9 4EN



SHORT TERM LET

GROUND FLOOR, HIGH BAY,
INDUSTRIAL/WAREHOUSE ACCOMMODATION

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

TOTAL ACCOMMODATION 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 numerous, major residential development sites.
- Within close proximity to the proposed metro line station.
- Within close proximity to Curzon Street (HS2 station).
- Approximately 0.75 of a mile south east of Birmingham City Centre.
- Within close proximity to Aston & Birmingham City Universities.



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766
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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 1.25 miles due north), which in turn provides direct access to Junction 6 of the M6 Motorway, "Spaghetti Junction".

Birmingham City Centre is located approximately 0.75 of a mile north west.

The property is within close proximity to numerous major residential redevelopment sites, the proposed metro line station, Curzon Street station (HS2) and various universities (considerable student population).

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 doors.

For More Information Contact:

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ACCOMMODATION

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

SITE AREA

0.5 of an acre/0.2 of a hectare.

VAT

VAT is not applicable.

RENTAL

The property is available on the basis of an 24 month term at an asking rental level of **£48,000 per annum exclusive**.

MAINS SUPPLIES

All mains supplies are connected, including gas, electricity, water and drainage.

BUSINESS RATES

Rateable Value : **£23,500**

Rates Payable: **circa £11,250**

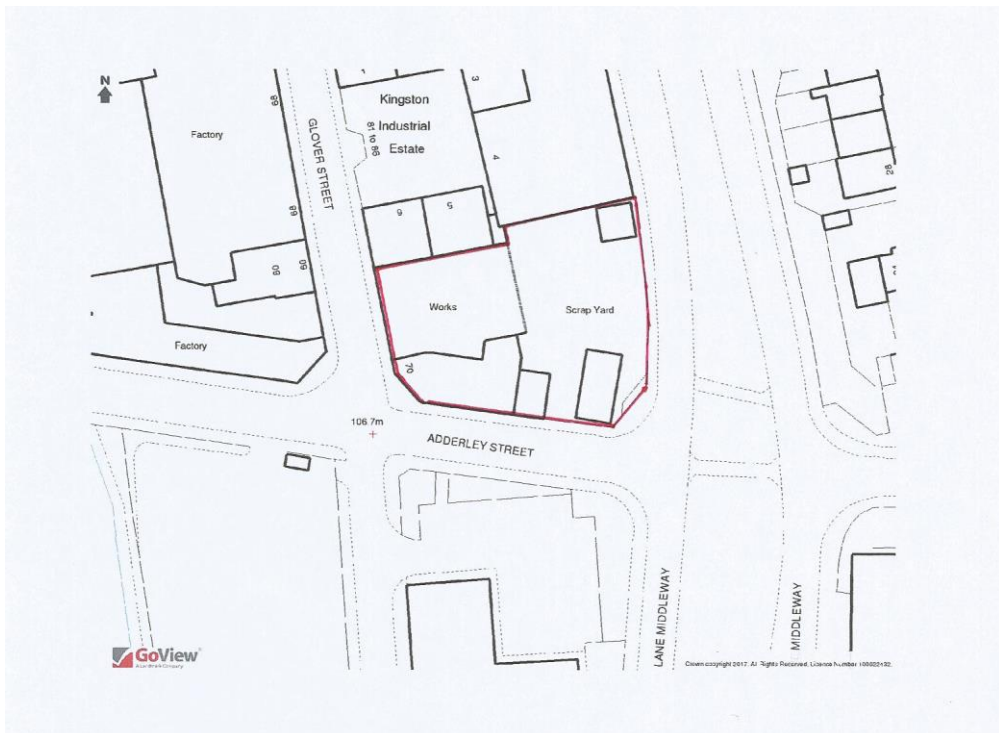
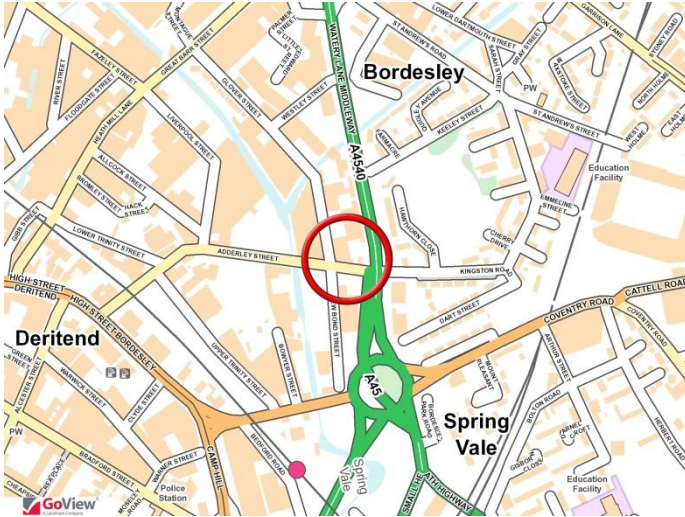
LEGAL COSTS

Each party to bear their own proper legal costs.

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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.