

UNITS A & B, 90/100 GLOVER STREET, BIRMINGHAM, B9 4EN



TO LET

PREDOMINANTLY GROUND FLOOR,
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

9,280 sq.ft/862.13 sq.m

- Extensive frontage onto Glover street, situated within close proximity to the inter-section with Adderley Street.
- Ease of access to the middle ring road (Watery Lane Middleway), Birmingham City Centre and the national motorway network.
- Circa, 0.26 of an acre/0.1 of a hectare – secure off-street loading/car parking
- 2, substantial access doors.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys direct frontage onto Glover Street, situated within close proximity to the inter-section with Adderley Street.

Adderley Street provides direct access to the middle ring road – Watery Lane Middleway – A4540.

Ease of access to the national motorway network – A38M (Aston Expressway) – Junction 6 of the M6 Motorway, “Spaghetti Junction”.

DESCRIPTION

The subject premises provides predominantly ground floor (2 inter-connecting bays), open span, industrial/warehouse accommodation, including a relatively small yard (gated) – off loading/street car parking facility.

Advantages include;

- 2, substantial access doors.
- Excellent natural light.
- Ancillary office accommodation and toilet facilities.
- Minimum working height - **17ft 5”/5.3 metres**.

ACCOMMODATION

Ground floor - **8,400 sq.ft/780.38 sq.m**

Mezzanine – **880 sq.ft/81.75 sq.m**

Total Accommodation – 9,280 sq.ft/862.13 sq.m

TENURE

The property is available on the basis of a 3 year, F.R.I. lease, at an asking rental level of **£45,000 p.a.x.**

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value: **£28,250**

Rates Payable: circa, **£14,125**

MAINS SUPPLIES

All mains supplies are connected, including gas, electricity (3 phase), water & drainage.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

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

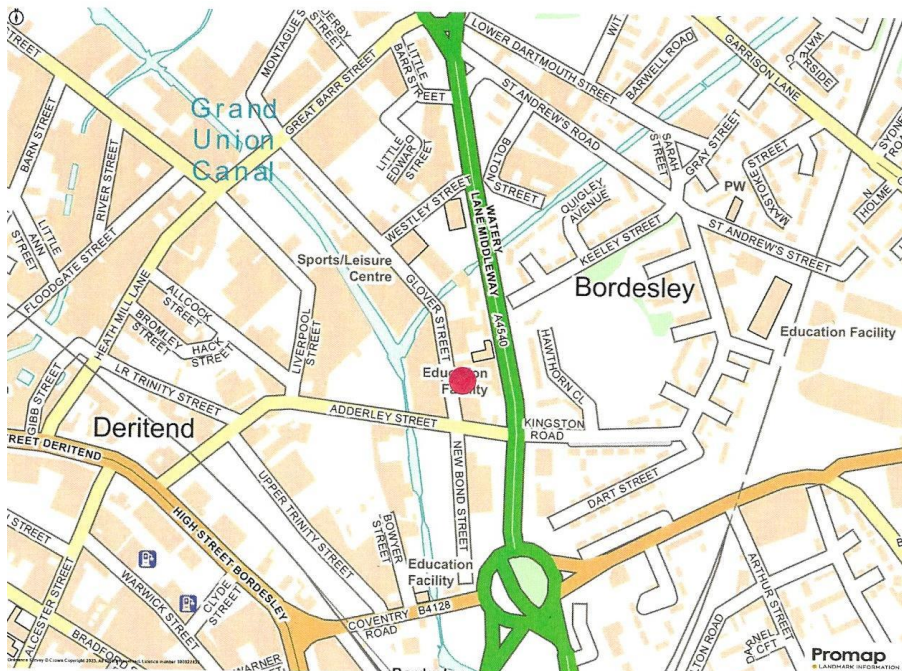
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Yard Facility



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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.