UNIT 8, HRS BUSINESS PARK, GARRETTS GREEN LANE, GARRETTS GREEN, BIRMINGHAM, B33 0SJ

TO LET

GROUND FLOOR WAREHOUSE ACCOMMODATION

Circa 10,000 SQ.FT/929.02 SQ.M

* Rental from £2.50 per sq.ft *

• Excellent off-street loading/car parking
• Roller shutter door access
• High quality, ancillary, two-storey office accommodation
• Circa 3¾ miles from Birmingham International Airport & Railway, NEC and Junction 6 of the M42 Motorway
• Circa 4 miles south east of Birmingham City Centre

Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

HRS Business Park occupies an extremely prominent position, enjoying substantial frontages onto both Garretts Green Lane and Granby Avenue.

The area benefits from excellent communicational links;

i) Junction 6 of the M42 Motorway/NEC/Birmingham International Airport and Railway are located approximately 3¾ of miles south east.

ii) Junction 5 of the M6 Motorway is situated approximately 3 miles due north.

iii) Circa 3 miles west of Junction 7/7a of the M42 Motorway and Junction 4 of the M6 Motorway.

Birmingham City Centre is situated approximately 4 miles north west.

DESCRIPTION

HRS Business Park provides a range of ground floor, self contained, warehouse/Industrial units and high quality office suites.

The estate has recently been refurbished to an extremely high standard.

Excellent off-street loading/car parking.

Unit 8 has the benefit of relatively modern, two-storey office accommodation.

Roller shutter door access.

ACCOMMODATION

10,000 sq.ft/929.02 sq.m

TENURE

The property is available on the basis of 3 year FRI lease agreement.

RENTAL LEVELS

£25,000 per annum exclusive, payable quarterly in advance.

VAT

VAT is applicable.

MAINS SUPPLIES

The unit has the benefit of a three phase electrical supply, gas, water and drainage.

RATES

Rateable Value: £35,750
Rates Payable: Circa £17,517

SERVICE CHARGE/ANNUAL INSURANCE PREMIUM

Annual Service Charge: Circa £4,500
Annual Insurance Premium: £1,500

OCCUPATION

Immediate occupied is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper legal costs.

For More Information Contact:
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Property

Car park
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NOTICE

STEPHENS McBRIEDE - 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.