

UNIT D3/D3A HRS BUSINESS PARK, GARRETT'S GREEN, GARRETT'S GREEN LANE, B33 0SJ



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE

2,150 sq.ft/199.74sq.m.

- Excellent off street loading/car parking
- The unit comprise 2, interconnecting warehouses/workshops.
- 2, substantial, electrically operated roller shutter door access.
- Circa, 3.75 miles from Birmingham International Airport & Railway, NEC and junction 6 of the M42 motorway.
- Circa, 4 miles east of Birmingham City Centre.



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LOCATION

The subject premises forms part of HRS Business Park, which can be accessed, either via Garretts Green Lane or Granby Avenue (main entrance for Unit D3/D3a).

Birmingham City Centre is situated approximately 4 miles due west.

Birmingham International Airport & Railway, NEC and junction 6 of the M42 motorway are located approximately 3.75 miles interconnecting.

DESCRIPTION

The subject premises provides ground floor, warehouse/industrial accommodation.

2, interconnecting workshops.

Benefits include:-

- Excellent off street loading/car parking
- 2, substantial, electrically operated roller shutter door access
- Kitchen and toilet facilities
- Open span

ACCOMMODATION

2,150 sq.ft/199.74sq.m

TENURE

The property is available on the basis of a 3 or 5 year term.

ASKING RENTAL LEVEL

£14,000 per annum exclusive.

VAT

VAT is applicable

BUSINESS RATES

The unit, current attracts 2 separate assessments.

D3 – Rateable value - £7,700

Rates payable circa, **£3,850**

D3a - Rateable value - £7,500

Rates payable circa, **£3,750**

ANNUAL INSURANCE PREMIUM

The annual insurance premium, payable by the tenant, is in the region of **£1,300**

SERVICE CHARGE

The annual service charge, payable by the tenant, is in the region of **£1,216**

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant

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.