

16 HUMPAGE ROAD, BIRMINGHAM, B9 5HS



TO LET

FORMER POST OFFICE DELIVERY FACILITY

Circa 8,453 sq.ft/785.3 sq.m

- Excellent off-street loading/car parking – surfaced/gated yard facility.
- Total site area – 0.34 of an acre/0.13 of a hectare
- Extensive frontage onto Humpage Road (cul-de-sac), within close proximity to the inter-section with Bordesley Green (B4128)
- Gas fired central heating throughout
- Circa, 2.75 miles from Junction 6 of the M6 Motorway, “Spaghetti Junction”
- Circa, 1.75 miles east of Birmingham City Centre



Stephens McBride Chartered Surveyors & Estate Agents
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www.smbsurveyors.com

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LOCATION

The subject premises benefits from an extensive frontage onto Humpage Road, within close proximity to the main Bordesley Green (B4128) – arterial route.

Ease of access to Birmingham City Centre/Middle Ring Road – circa, 1.75 miles due west.

Junction 6 of the M6 Motorway “Spaghetti Junction” is located approximately 2.75 miles due north.

DESCRIPTION

The subject premises (former Post Office sorting centre), provides predominantly ground floor accommodation, including ancillary :first floor offices/canteen.

Benefits include;

- Excellent natural light
- Gas fired central heating
- Substantial/surfaced/gated yard/off-street loading/car parking facility
- **Total Site Area circa, 0.34 of an acre/0.13 of a hectare**

ACCOMMODATION

8,453 sq.ft/785.3 sq.m

MAINS SUPPLIES

The property has the advantage (primary) of mains electricity, gas, water & drainage.

USE

All uses will be considered, including leisure, educational and religious.

It will be for any interested party to make their own proper enquiries of the local planning authority.

TERM

The property is available on the basis of a 6 year, FRI lease (3 year review pattern).

ASKING RENTAL LEVEL

£45,000 pax

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable

BUSINESS RATES

Rateable Value

£35,250

Rates Payable:

Circa, **£17,500 pa**

OCCUPATION

Immediate occupation is available on completion of all legal costs.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

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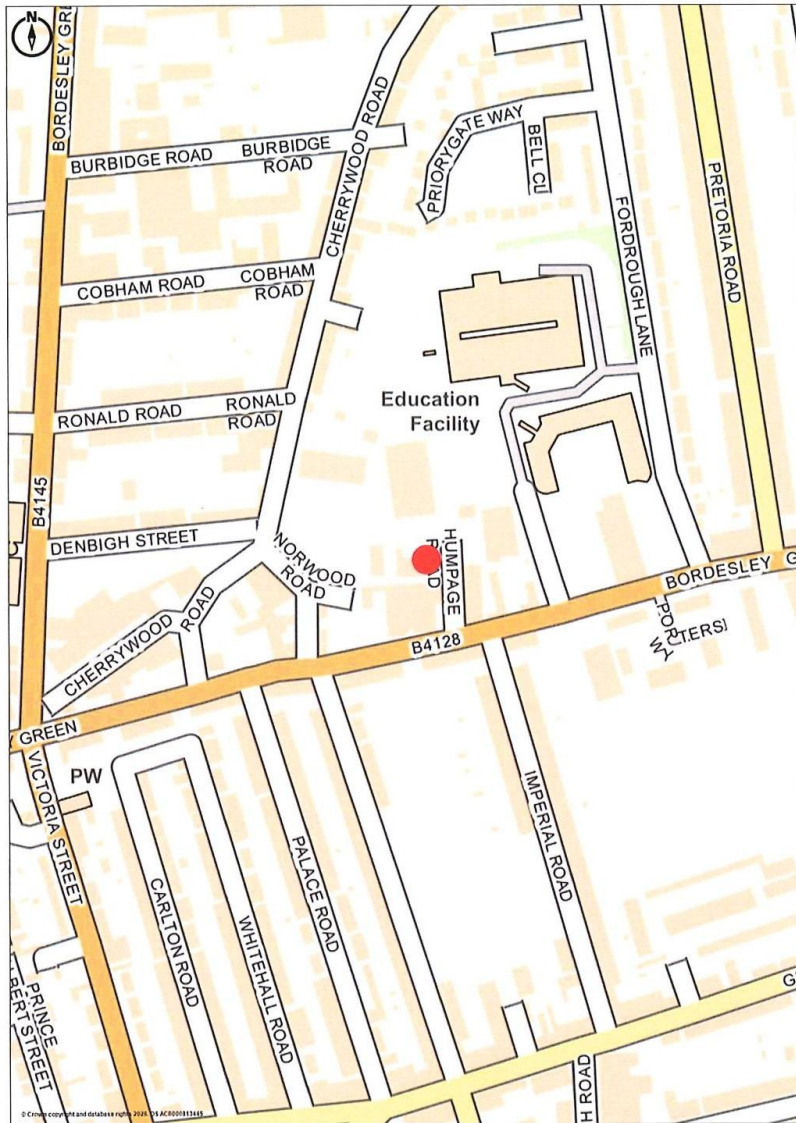
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NOTICE

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.