

# UNIT 4, LONG ACRE INDUSTRIAL ESTATE, LONG ACRE, NECHELLS, BIRMINGHAM, B7 5JD



## TO LET

GROUND FLOOR  
INDUSTRIAL/WAREHOUSE/  
WORKSHOP ACCOMMODATION

**Circa 1,400 sq.ft/130.06 sq.m**

- Excellent natural light.
- Roller shutter door access.
- One off-street car parking space.
- Open span.
- Within close proximity to Junction 6 of the M6 motorway.
- Within close proximity to Birmingham City Centre.
- Within close proximity to Nechell's/Heartlands Parkway (A47).



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## LOCATION

Long Acre Industrial Estate enjoys an extensive frontage onto Long Acre, situated within relative close proximity to the intersection with Cuckoo Road (B4137).

Access to the National Motorway Network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (circa .5 of a mile due north – via Cuckoo Road/Lichfield Road – dual carriageway).

Birmingham City Centre is located approximately 1.5 miles south west.

Cuckoo Road also provides direct access to Heartlands Parkway (A47).

## DESCRIPTION

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

Roller shutter door access.

Excellent natural light.

Toilet and kitchen facilities.

## ACCOMMODATION

**Circa 1,270 sq.ft/117.98 sq.m**

## PERMITTED USE

All uses will be considered with the exception of car repairs/ car part storage.

## TERM

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

## ASKING RENTAL LEVEL

**£10,500 per annum** exclusive.

## RENTAL PAYMENTS

Quarterly in advance.

## SERVICE CHARGE

The annual applicable service charge for the upkeep of all common areas is in the region of **£925**.

## ANNUAL INSURANCE PREMIUM

The annual insurance premium, payable by the tenant is in the region of **£600**.

## VAT

VAT is not applicable.

## BUSINESS RATES

Rateable Value (April 2023): **£5,800**  
Rates Payable, circa: **£2,900**

**Small business rates relief may apply.**

## MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, water and drainage.

No mains gas.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## **For More Information Contact:**

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Estate Road



Estate Frontage

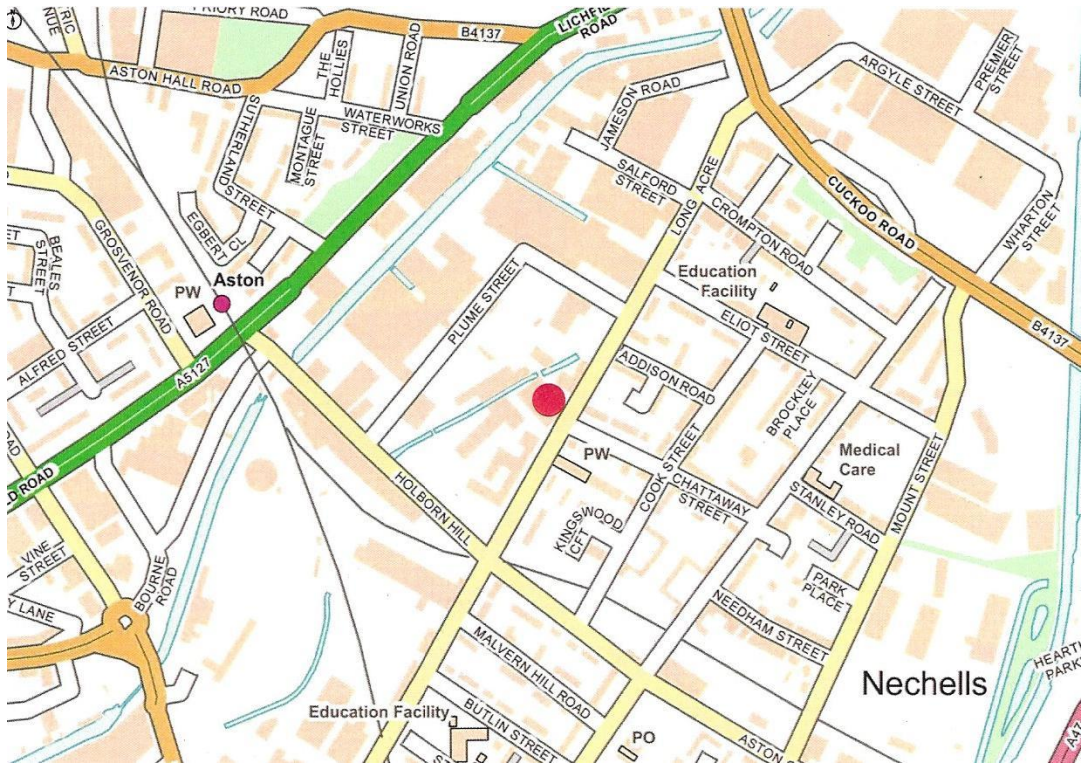




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## NOTICE

**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.