

UNIT 10, LONGACRE INDUSTRIAL ESTATE, LONGACRE,  
NECHELLS, BIRMINGHAM, B7 5JD



**TO LET**

GROUND FLOOR,  
INDUSTRIAL/WAREHOUSE ACCOM.  
**2,758 sq.ft/256.22 sq.m**

- Roller shutter door access
- Off street car parking/loading
- 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)



Stephens McBride Chartered Surveyors & Estate Agents  
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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, 0.5 of a mile due north – via Cuckoo Road/Lichfield Road).

Birmingham City Centre is located approximately 1.5 miles south west.

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

## DESCRIPTION

Unit 10, provides ground floor, industrial/warehouse accommodation (single office/reception).

Manually operated, roller shutter door access.

Toilet facilities. Off street loading/car parking.

Tube lighting throughout.

Recently refurbished.

## ACCOMMODATION

**2,758 sq.ft/256.22 sq.m**

## PERMITTED USE

All uses will be considered, with the exception of car repairs/car part storage or any form of recycling.

## ASKING RENTAL LEVEL

**£18,000 pax**

## RENTAL PAYMENTS

Quarterly in advance

## TERM

The unit is available on the basis of a 3 year lease agreement.

An "In house" lease agreement is available, permitting immediate access.

## **For More Information Contact:**

Robert Taylor BSc MRICS OR Oliver Beard

T: 0121 706 7766

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## SERVICE CHARGE

£1,800 pa

## ANNUAL INSURANCE PREMIUM

£1,040 pa

## VAT

VAT is **not** applicable.

## BUSINESS RATES

Ratable Value - **£11,000**

Rates payable circa, **£5,500 pa**

**It is important to note, Small Business Rates Relief may apply.**

## MAINS SUPPLIES

The unit has the benefit of primary metered mains electricity (3 phase), water and drainage.

## LEGAL COSTS

(If applicable)

Each party to bear their own proper reasonable legal costs.

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E: [ollie@smbsurveyors.com](mailto:ollie@smbsurveyors.com)

**SMB**  
Stephens McBride

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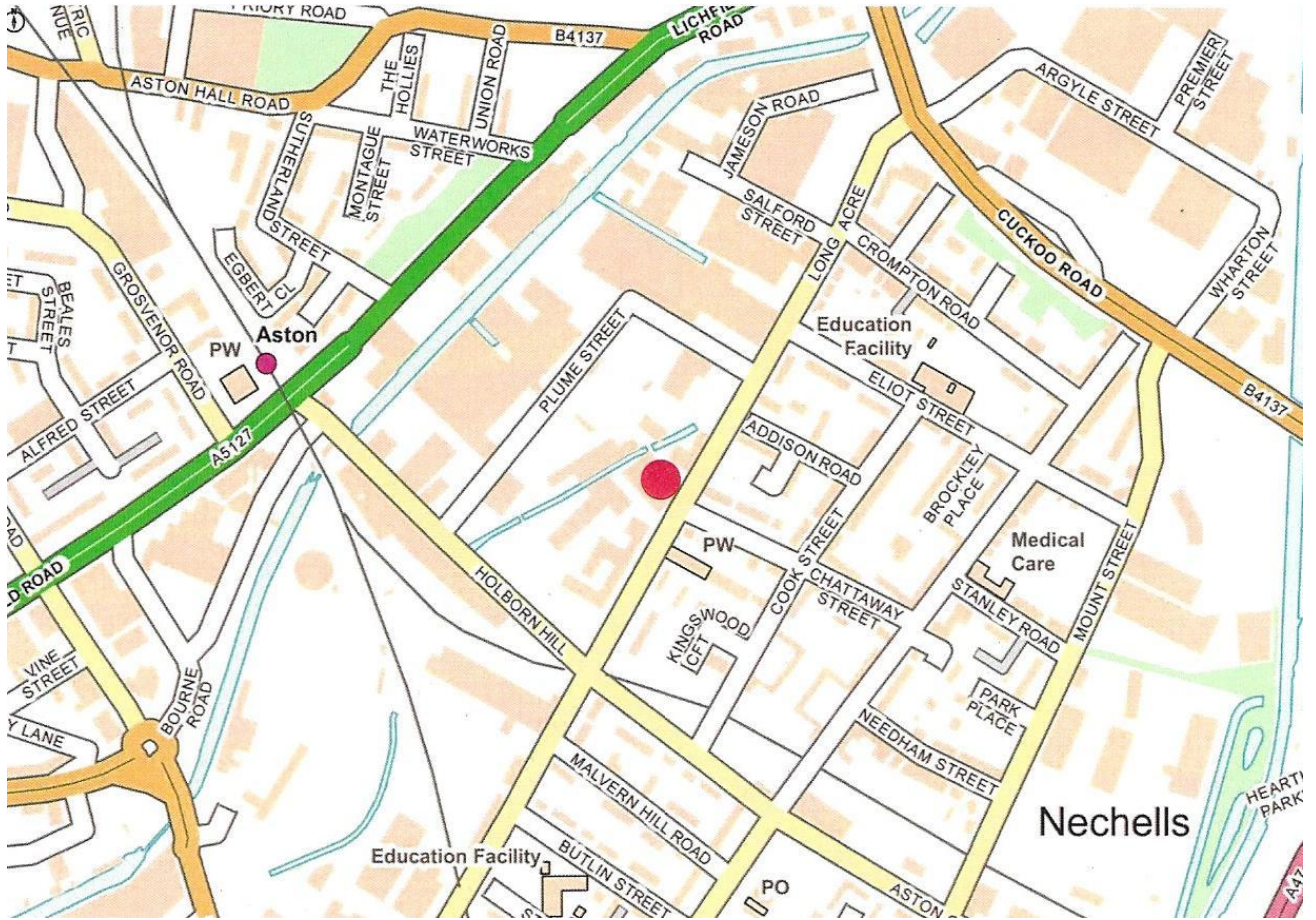


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## NOTICE

**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.