

81A MUSGRAVE ROAD, HOCKLEY, BIRMINGHAM, B18 5HH



TO LET

GROUND FLOOR HIGH BAY PORTAL FRAMED INDUSTRIAL/WAREHOUSE ACCOMMODATION

3,800 sq.ft/353.16 sq.m

- Electrically operated roller shutter door to be installed meeting an occupier's specific requirements.
- Apex height circa 24ft.
- Forecourt parking/off-street loading.
- Three phase electrical supply.
- Circa 2 miles from the main Aston Expressway (A38M).
- Circa 1 ¼ miles from Birmingham City Centre.



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LOCATION

The subject premises occupies a prominent position, enjoying direct frontage onto Musgrave Road, situated adjacent to the inter-section with Park Road.

Birmingham City Centre is located approximately 1¾ miles south east.

The area benefits from excellent communicational links;

a) Within close proximity to the middle ring road (Icknield Street/Boulton Middleway/New John Street West).

b) Circa 2 miles from the main Aston Expressway (A38M), which in turn provides direct access to Junction 6 of the M6 Motorway, "Spaghetti Junction".

c) Circa 2 miles from Junction 1 of the M5 Motorway.

DESCRIPTION

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

Benefits include;

a) An electrically operated roller shutter door will be installed to meet the specific requirements of any occupier.

b) Excellent natural light.

c) Apex height circa 24ft.

d) Sodium lighting.

e) Solid concrete floor structure.

f) Forecourt parking.

g) Off-street loading/car parking.



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TENURE

The property is available on the basis of a 3 year, full repairing and insuring lease.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

RENTAL LEVEL

£17,000 (seventeen thousand pounds) per annum exclusive.

LEGAL COSTS

Each party to bear their own proper legal costs.

RENTAL PAYMENTS

Quarterly in advance.

VAT

Rental payments are not subject to VAT.

MAINS SUPPLIES

The property has the advantage of separately metered mains electricity (three phase), water and drainage. No mains gas.

RATING ASSESSMENT

The unit has not yet been separately assessed. Further information is available from the sole letting agents.

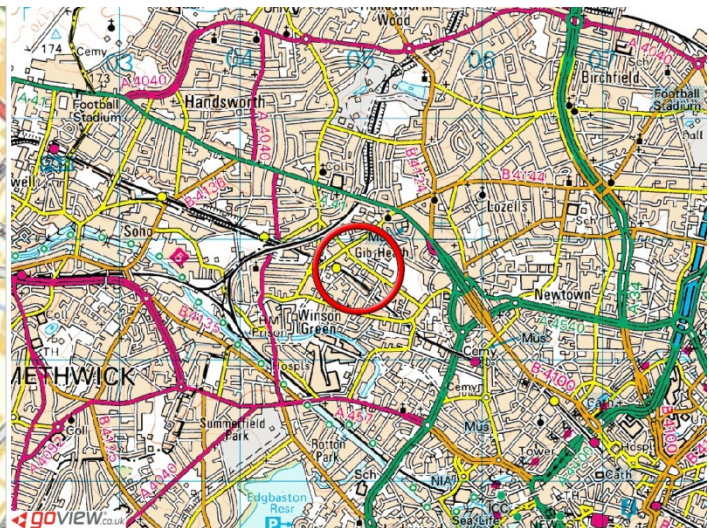
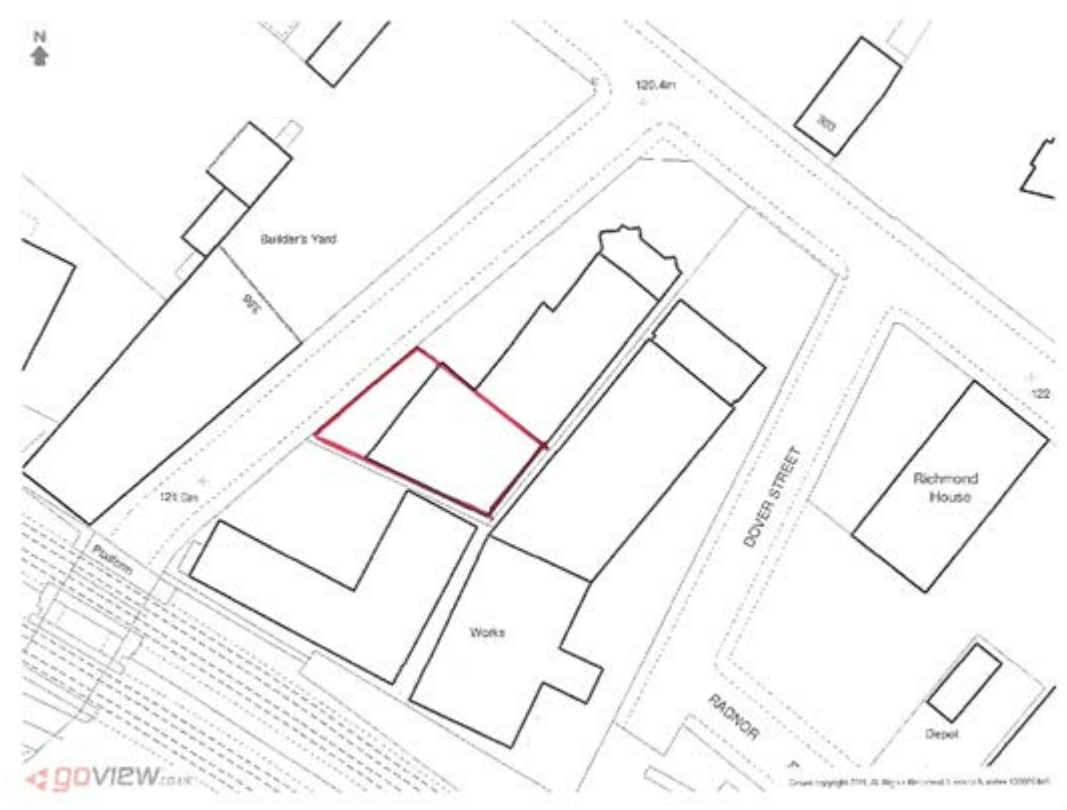
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NOTICE

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.