

UNIT 37, NORTON STREET, BIRMINGHAM, B18 5RE



TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

1,580 sq.ft/146.78 sq.m

- Fenced/enclosed forecourt yard.
- Concertina door access.
- Within close proximity to the middle ring road (Hockley Circus).
- Circa, 1.5 miles from the main Aston Expressway.
- Circa 1.5 miles north west of Birmingham City Centre.
- Outside of the clear air zone.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises forms part of a terrace of three warehouse/industrial units, fronting Norton Street, situated within close proximity to the intersection with Park Road.

The area adjoins the middle ring road (Icknield Street/New John Street West – A4540 – Hockley Circus).

The main Aston Expressway is located approximately 1.5 miles due east, which provides direct access to Junction of 6 of the M6 motorway, "Spaghetti Junction".

Birmingham City Centre is situated approximately 1.5 miles south east.

DESCRIPTION

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

Advantages include:

- Concertina door access.
- Secure/fenced/enclosed forecourt yard.
- Sodium lighting.
- Excellent natural light.
- Outside of the clear air zone.

ACCOMMODATION

1,580 sq.ft./146.78 sq.m.

TENURE

The property is available on the basis of either a three or five year FRI lease agreement.

For More Information Contact:

Elliott R S Jones MSc BSc

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ASKING RENTAL LEVEL

£9,500 p.a. exclusive.

VAT

VAT is **not** applicable.

RATEABLE VALUE/RATES PAYABLE

Rateable Value £10,000

Rates Payable circa £5,000

Small Business Rates Relief may apply.

ANNUAL INSURANCE PREMIUM

The annual insurance premium payable by the tenant is circa £600.

MAINS SUPPLIES

The property has the advantage of all mains supplies including gas, three phase electricity supply, water and drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

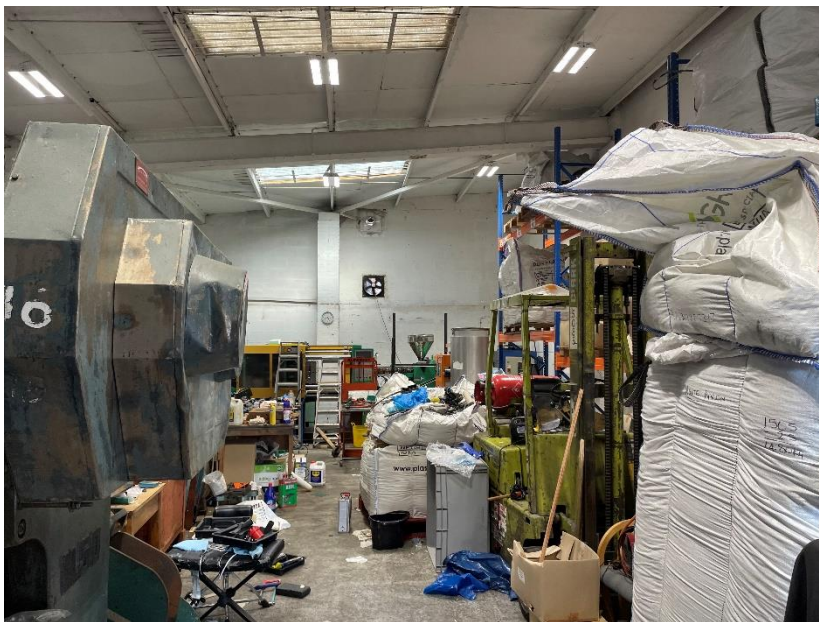
LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

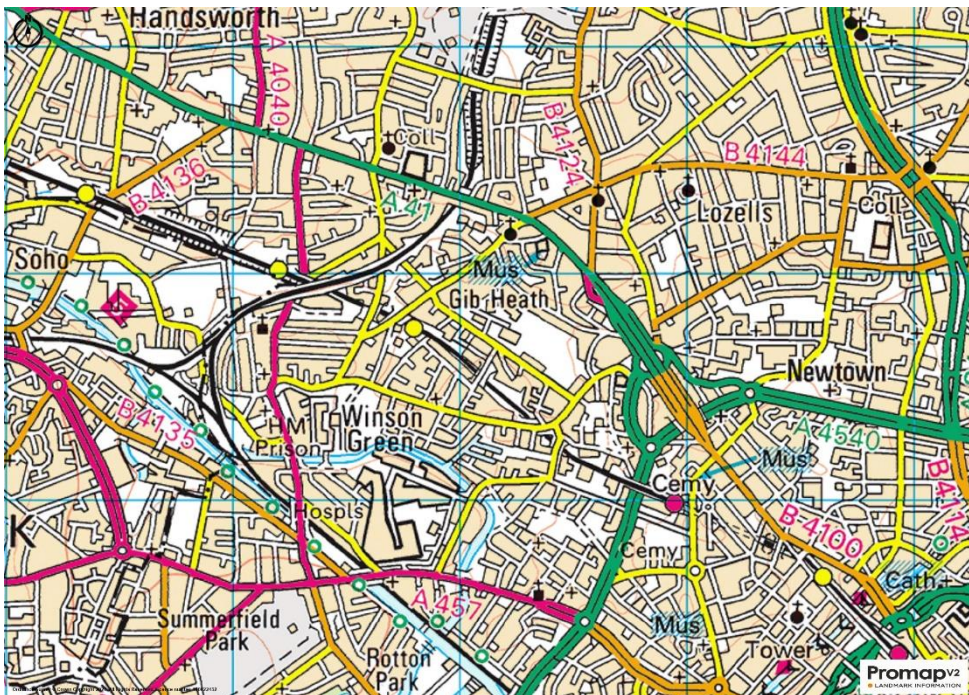
ANTI MONEY LAUNDERING

Two forms of ID will be required from the tenant

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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.