

10 OUGHTON ROAD, HIGHGATE, BIRMINGHAM, B12 0DF



TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

3,964 sq.ft/368.68 sq.m

- Substantial, concertina door access.
- Floor mounted, gas fired blow heater.
- Open span.
- Forecourt, off-street loading/car parking.
- Circa 1.25 miles south east of Birmingham city centre.
- Circa 2 miles from the main Aston Expressway (A38M).
- Within close proximity to the middle ring road.
- Three phase electrical supply.
- Working height 16ft 9"/5.1m



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LOCATION

The subject premises forms part of a terrace of industrial/warehouse units, fronting Oughton Road, situated within close proximity to the intersection with Highgate Place.

Highgate Place/Priestley Road provide direct access to the main Stratford Road (A34).

Highgate Place/Upper Conybere Street provide direct access to the middle ring road (Highgate Middleway - A4540).

Birmingham City Centre is situated approximately 1.25 miles north west.

The main Aston Expressway (circa 2 miles due north – A38M) provides direct access to junction 6 of the M6 motorway, "Spaghetti Junction".

DESCRIPTION

The subject premises (end of terrace) provides predominantly ground floor, industrial/warehouse accommodation.

Advantages include;

- Open span – working height circa **16ft 9"/5.1m**
- Solid concrete floor structure (sealed and painted)
- Floor mounted gas fired blow heater.
- Substantial concertina door access (width

For More Information Contact:

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15ft/4.57 m – height 13ft/3.96m).

- Excellent off street loading/car parking.
- Florescent strip lighting.

ACCOMMODATION

Ground floor	3,087 sq.ft/286.89 sq.m.
Mezzanine storage	385 sq.ft/ 35.78 sq.m.
Mezzanine storage/office	495 sq.ft/ 46 sq.m

Total Accommodation 3,967 sq.ft/368.68 sq.m

TERM

The property is available on the basis of a 6 year , full repairing and insuring lease (3 year review pattern).

RENTAL

£15,000 per annum exclusive, payable quarterly in advance.

RATING ASSESSMENT

Rateable value: £15,000

Rates Payable: Circa £7,400

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ANNUAL INSURANCE PREMIUM

The annual insurance premium payable by the tenant is in the region of **£1,100**.

MAINS SUPPLIES

The property has the advantage of all mains supplies, including electricity, (3 phase) gas, water and drainage.

TOWN PLANNING

We have been verbally advised that the subject premises can be utilised on the basis of use class B1 (light industrial) or B8 (warehouse).

Any interested party should make their own proper enquiries of the local planning authority.

VAT

VAT is not applicable.

OCCUPATION

Immediate occupation is available upon all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.



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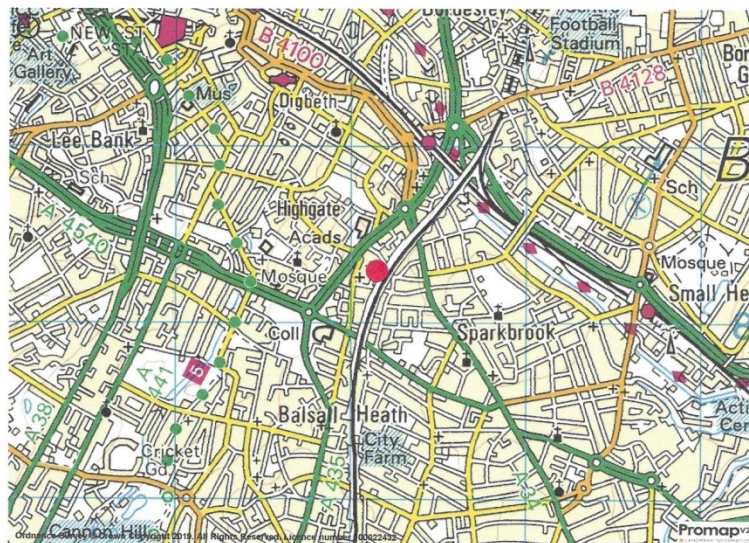
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NOTICE

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.