

UNIT 3 & YARD, ROMA ROAD INDUSTRIAL ESTATE, ROMA ROAD, BIRMINGHAM, B11 2JH



TO LET

INDUSTRIAL/WAREHOUSE/OFFICE ACCOMMODATION

7,882 sq.ft/732.25sq.m

- Excellent off-street car parking – circa, 15 spaces.
- Electrically operated roller shutter access.
- Gantry craneage
- Open span – apex height circa, 26ft/7.92 metres.
- Sodium lighting
- Circa, 2.5 miles south east of Birmingham City Centre



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

UNIT 3 & YARD, ROMA ROAD INDUSTRIAL ESTATE, ROMA ROAD, BIRMINGHAM, B11 2JH

LOCATION

The subject premises forms part of a relatively small industrial complex, accessed via Roma Road, which in turn is accessed via the main Warwick Road (A41).

Arterial routes within close proximity, include Stratford Road (A34), Small Heath Highway (A45) and Coventry Road (A45).

Birmingham City Centre is located approximately 2.5 miles north west.

DESCRIPTION

The subject premises provides ground floor, industrial/warehouse/storage accommodation, including ancillary offices (limited – first floor).

Advantages include;

- a) Substantial car parking facility.
- b) Electrically operated roller shutter door access (width **14ft/4.27 metres**, height **12ft/3.66 metres**).
- c) Open span
- d) Excellent natural light
- e) Craneage
- f) Apex height circa **26ft/7.29 metres**.

ACCOMMODATION

7,882 sq.ft/732.25 sq.m.

TERM

The property is available on the basis of a 5 year, FRI lease agreement.

RENTAL

£42,500 pax.

RENTAL PAYMENTS

Quarterly in advance.

RATEABLE VALUE/RATES PAYABLE

As yet, the property has not been separately assessed.

Further information is available from the sole letting agents.

VAT

VAT is not applicable.

ANNUAL INSURANCE PREMIUM

The tenant will be responsible for the payment of the annual insurance premium (reinstatement) circa, **£900**.

MAINS SUPPLIES

The property has the advantage of a three phase electrical supply, gas, water & drainage.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

Viewing & Further Information;

Robert Taylor BSc MRICS

T: 07831 627 117

E: robert@smbsurveyors.com

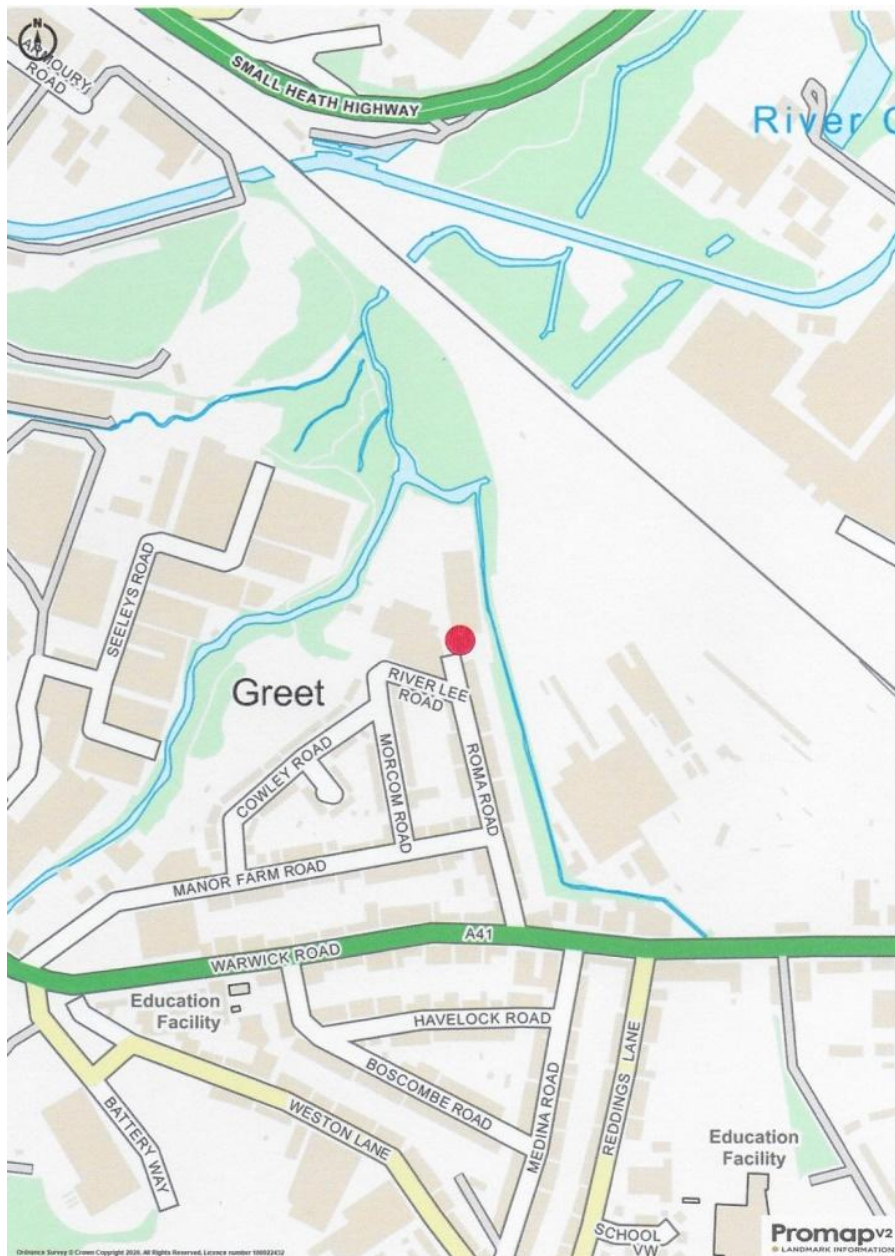
Oliver Beard

T: 07754 619 934

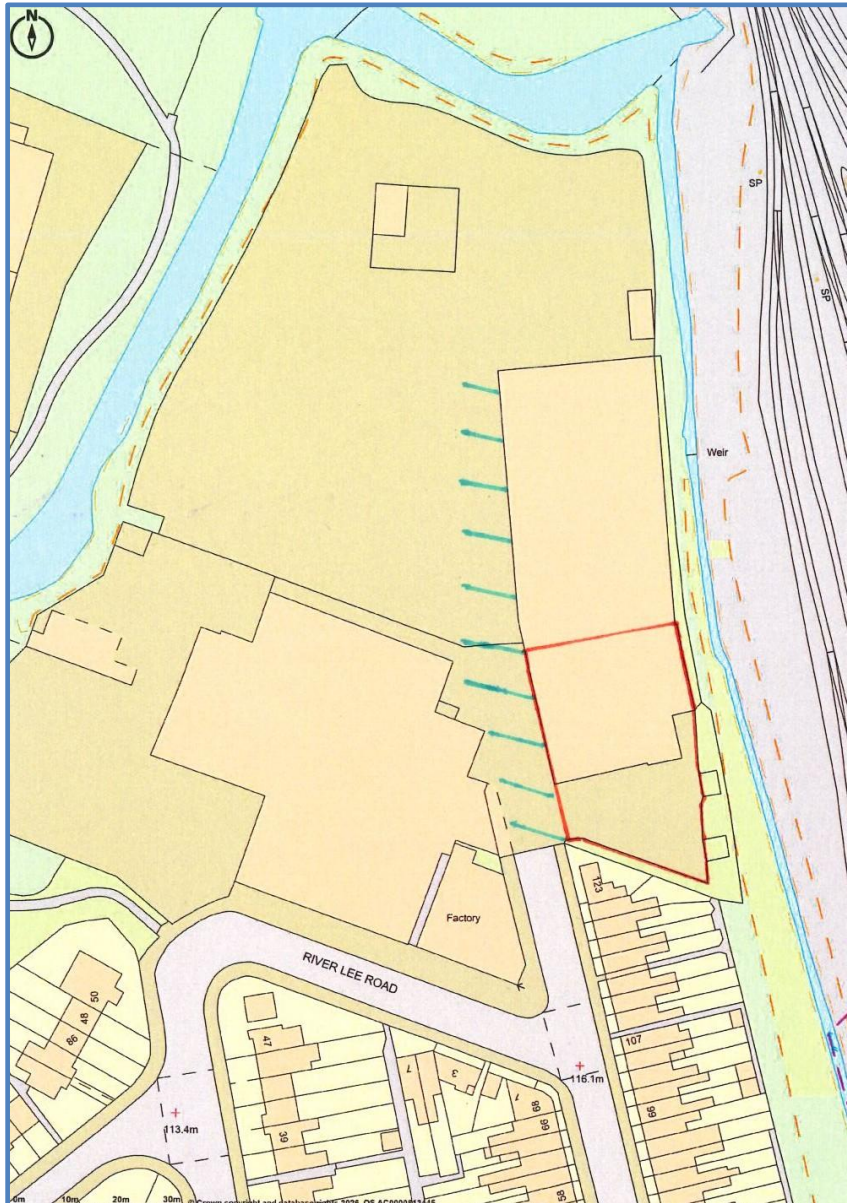
E: ollie@smbsurveyors.com

SMB
Stephens McBride

UNIT 3 & YARD, ROMA ROAD INDUSTRIAL ESTATE, ROMA ROAD, BIRMINGHAM, B11 2JH



UNIT 3 & YARD, ROMA ROAD INDUSTRIAL ESTATE, ROMA ROAD, BIRMINGHAM, B11 2JH



UNIT 3 & YARD, ROMA ROAD INDUSTRIAL ESTATE, ROMA ROAD,
BIRMINGHAM, B11 2JH



UNIT 3 & YARD, ROMA ROAD INDUSTRIAL ESTATE, ROMA ROAD,
BIRMINGHAM, B11 2JH



UNIT 3 & YARD, ROMA ROAD INDUSTRIAL ESTATE, ROMA ROAD, BIRMINGHAM, B11 2JH

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.