

# SITE AREA A, SAPCOTE BUSINESS CENTRE, SMALL HEATH HIGHWAY, BIRMINGHAM, B10 0HR



## TO LET

SECURE YARD (INCLUDING GROUND FLOOR, INDUSTRIAL/WAREHOUSE ACCOMMODATION)

**Site area - Circa 0.33 of an acre/  
0.13 of a hectare.**

**Ground floor warehouse facility  
1,100 sq.ft/102.19 sq.m.**

- Concrete surfaces.
- Gated/secure boundary fencing.
- Portal framed warehouse/industrial facility – electrically operated roller shutter door – portal framed – inspection pit.
- Circa 4 miles south east of Birmingham City Centre.
- Circa 7 miles (direct dual carriageway access) from Junction 6 of the M42 motorway.



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## LOCATION

Sapcote Business Centre is accessed via the main Small Heath Highway (dual carriageway – A45).

Birmingham City Centre is located approximately 4 miles north west.

Birmingham International Airport & Railway, NEC and Junction 6 of the M42 motorway are located approximately 7 miles south east (dual carriageway access – Small Heath Highway/Coventry Road – A45).

## DESCRIPTION

The subject premises comprise a secure/fenced/gated yard facility, including a ground floor, portal framed warehouse and portacabin office.

Concrete surfaces.

The warehouse/industrial facility is of a portal framed construction. Substantial, electrically operated roller shutter door access. Inspection pit.

## ACCOMMODATION

**Site area - Circa 0.33 of an acre/ 0.13 of a hectare.**

**Industrial/warehouse facility - 1,100 sq.ft/102.19 sq.m.**

## MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, water and drainage. No mains gas.

## TERM

The property is available on the basis of a 5 year, full repairing and insuring lease.

## ASKING RENTAL LEVEL

**£40,000 per annum exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## BUSINESS RATES

Payable, circa **£10,000 per annum.**

## RENT BOND

It is important to note that a rent bond, equivalent to one quarters rent, will be required. Returnable at the end of the term, on the basis that there are no rent arrears and all other terms and conditions of the lease document have been satisfied.

## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## **For More Information Contact:**

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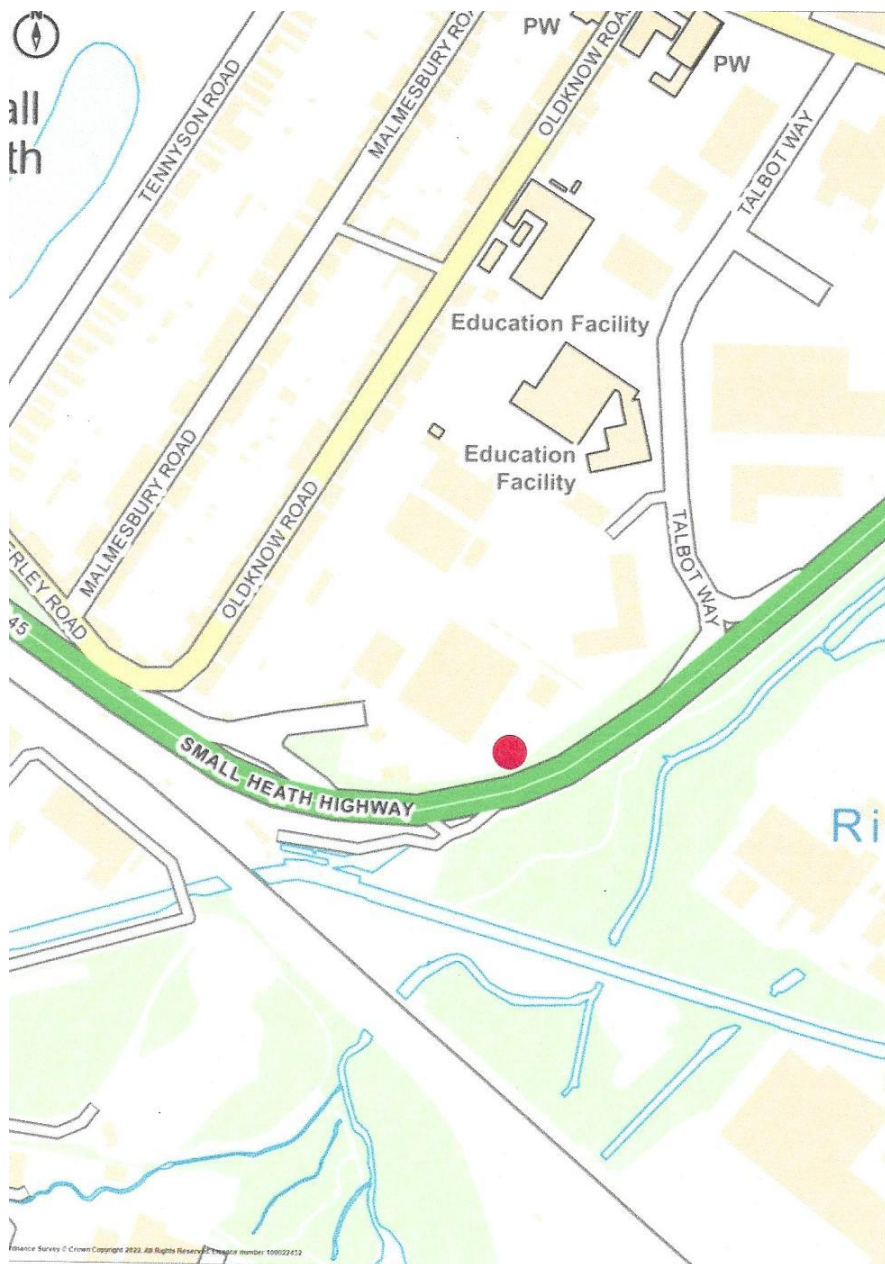
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## NOTICE

**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.