

Unit Y Sapcote Business Centre, Small Heath Highway, Birmingham B10 0HR



TO LET

Yard Facility.

Circa 0.33 of an acre/0.13 of a hectare

- Concrete surfaced/gated/secure yard facility.
- Interceptor Tanks.
- Ancillary office/storage accommodation.
- Direct access on to Small Heath Highway (A45).
- Circa, 2 miles south-east of Birmingham City Centre.
- Circa, 4.7 miles from Junction 6 of the M42 Motorway, NEC and Birmingham International Airport & Railway.



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UNIT Y SAPCOTE BUSINESS CENTRE, SMALL HEATH HIGHWAY, BIRMINGHAM B10 0HR

LOCATION

The subject premises forms part of the Sapcote Business Centre (accessed via the main Small Heath Highway – dual carriageway – A45).

Birmingham City Centre is situated approximately 2 miles north-west (dual carriageway access).

Junction 6 of the M42 Motorway, the NEC and Birmingham International Airport & Railway are located approximately, 4.7 miles south-east (dual carriageway access).

Description

The subject premises comprise an enclosed/concrete surfaced/secure/double gated yard facility, including a first floor portacabin office.

Interceptor tanks.

Container storage.

Site Area

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

Mains Supplies

The property has the advantage of mains water and foul drainage. No mains electricity or gas.

Term

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

Asking Rental Level

£37,500 per annum exclusive.

Rental Payments

Quarterly in advance.

VAT

VAT is **not** applicable.

Business rates.

Rateable Value **£15,000**

Rates payable, circa, **£7,500** 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 on the 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 any ingoing tenant.

For More Information Contact:

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SMB
Stephens McBride

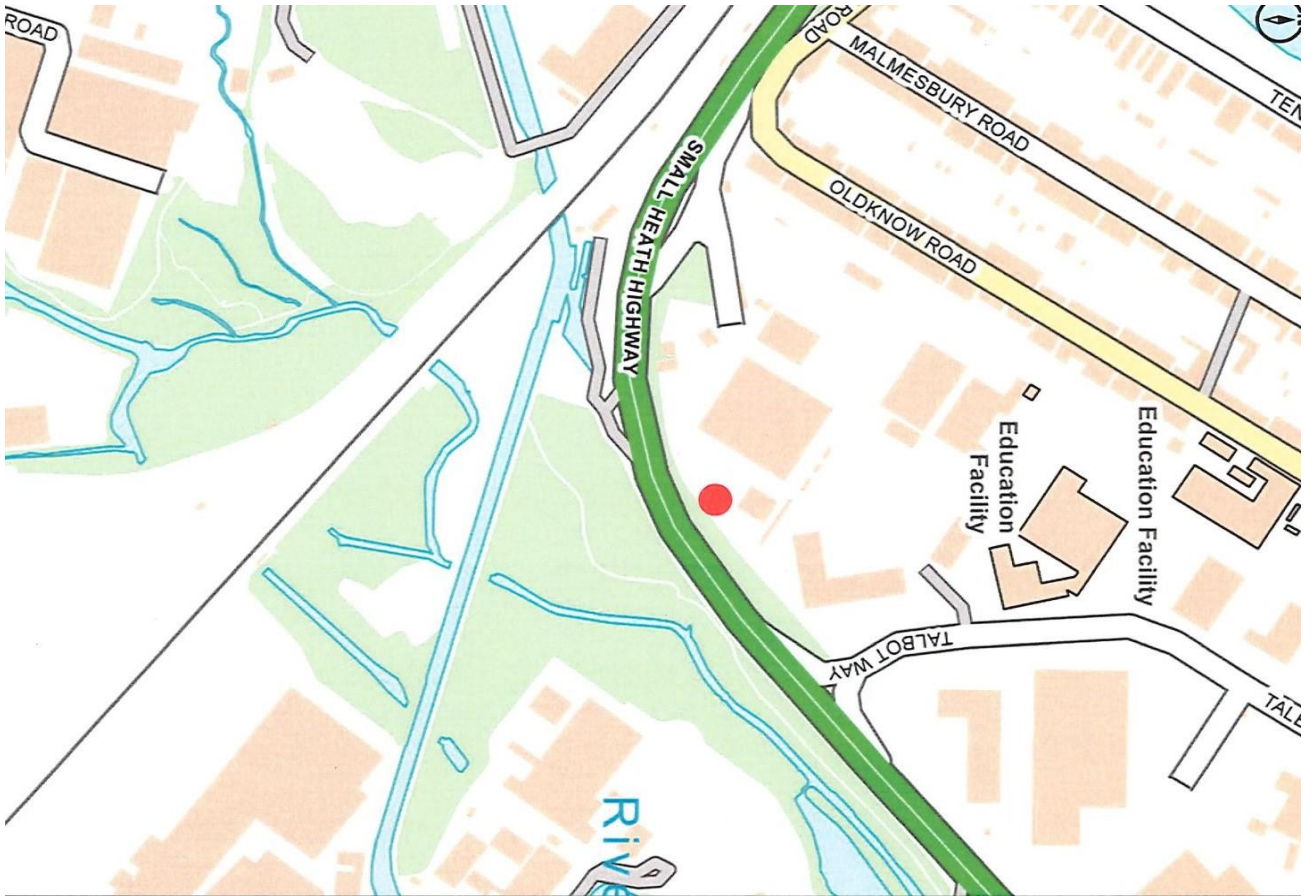
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NOTICE

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.