

UNIT A, SPRINGHILL BUSINESS PARK, SPRINGHILL, BIRMINGHAM, B18 7AF (B18 7BN)



TO LET

GROUND FLOOR, OPEN SPAN,
INDUSTRIAL/WAREHOUSE
/BUSINESS ACCOM.

1,700 sq.ft/157.93 sq.m

- Circa, 0.75 of a mile, north west of Birmingham City Centre
- In close proximity to the Middle Ring Road.
- Cira, 1.75 miles from the main Aston Express Way (A38M).
- Substantial, roller shutter door access.
- Off street loading/car parking.
- Relatively high bay

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LOCATION

Springhill Business Park occupies a prominent position, enjoying a substantial frontage onto Dudley Road/Springhill (A457), located between the intersections with Eyre Street and Stewart Street.

Birmingham City Centre is situated approximately 0.75 of a mile south east.

Springhill provides direct access to the Middle Ring Road (Ladywood Middleway/Ickneild Street – A450), which in turn provides direct dual carriageway access to the main Aston Expressway (A38M – circa, 1.75 miles due east – junction 6 of the M6 motorway).

Junction 1 of the M5 motorway is located approximately 3 miles north west.

It is important to note, the estate is located outside of the clean air zone.

DESCRIPTION

The development comprises 8, industrial/warehouse/business units, with the benefit of excellent off street loading/car parking.

Benefits include:

- Open span/relatively high bay
- Prominent position, adjoining the entrance to the estate.
- Substantial, manually operated, roller shutter door access (width **12 ft 8" / 3.86 m**, height **16ft/4.88 m**).
- In addition, the unit has the benefit of first floor office accommodation, extending to circa, **325 sq.ft/30.19 sq.m**.

ACCOMMODATION

(Ground Floor)
1,700 sq.ft/157.93 sq.m

ASKING RENTAL LEVEL

£15,300 pax

Payable quarterly in advance.

TERM

The property is available on the basis of a 3 year lease agreement.

OCCUPATION

Occupation will be available, following completion of all legal formalities, early June 2025.

SERVICE CHARGE

£1,000 pa

ANNUAL INSURANCE PREMIUM

The annual insurance premium, payable by the tenant, is in the region of **£775**.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value - **£11,750**

Rates Payable – circa, **£5,870**

It is important to note, Small Business Rates Relief may apply.

MAINS SUPPLIES

All mains supplies are connected, on a primary metered basis, including electricity (100amp, 3 phase), gas (meter to be installed by any ingoing tenant), water and foul drainage.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

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 ingoing tenant.

For More Information Contact:

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SMB
Stephens McBride

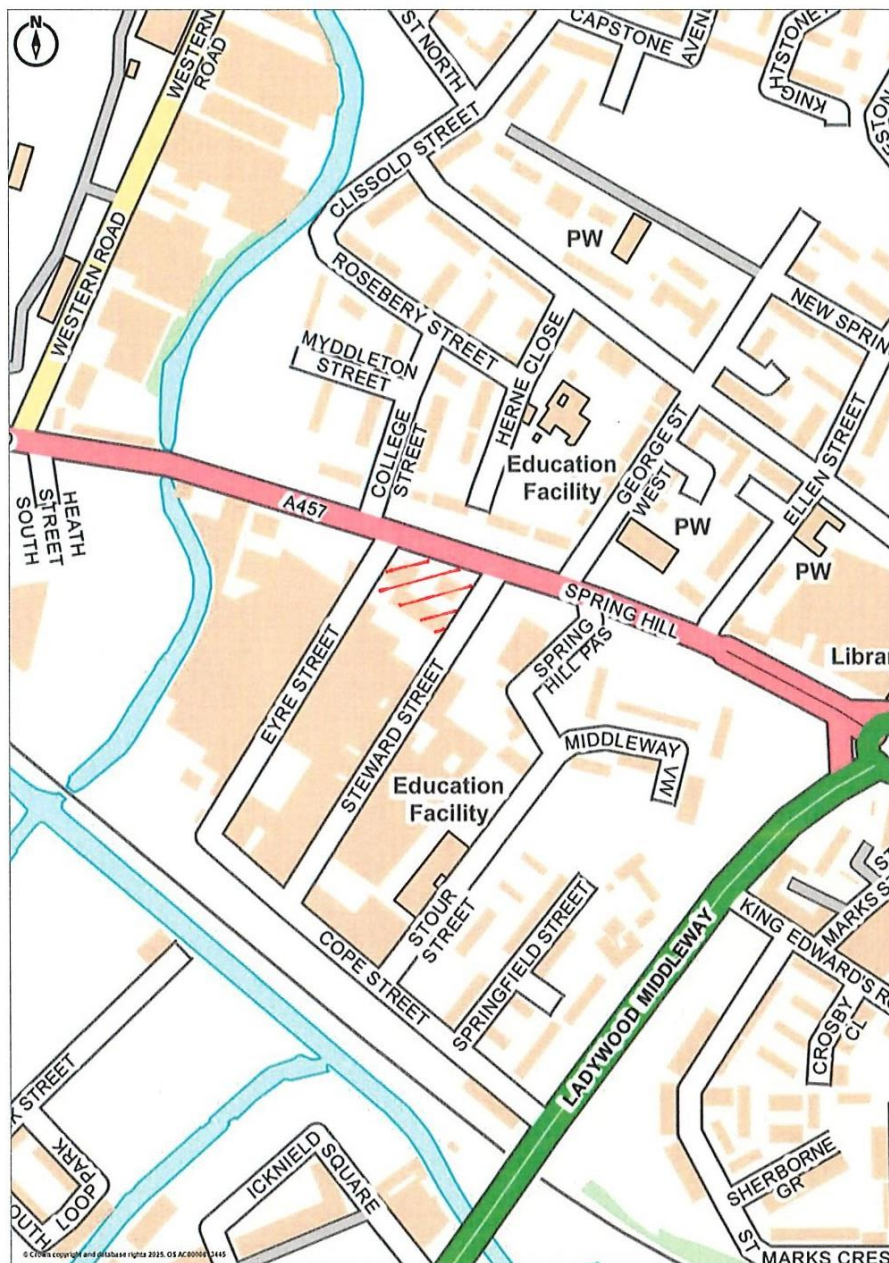
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NOTICE

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.