

UNIT E, SPRINGHILL BUSINESS PARK, EYRE STREET, BIRMINGHAM, B18 7AA



TO LET

- Circa, 0.75 of a mile, north west of Birmingham City Centre
- In close proximity to the Middle Ring Road
- Circa, 1.75 miles from the main Aston Expressway
- Substantial, roller shutter door access.
- Gas fired central heating system
- Outside of the "Clean Air Zone"
- Allocated, off street car parking

Ground Floor Warehouse

1,570 sq.ft/145.86 sq.m

First Floor Offices

1,330 sq.ft/123.5 sq.m

Total Accommodation

2,900 sq.ft/269.42 sq.m



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766

www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

UNIT E, SPRINGHILL BUSINESS PARK, EYRE STREET, BIRMINGHAM, B18 7AA

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 Steward Street.

The subject premises is accessed via Eyre 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.

Benefits include;

- Roller shutter door access
- Off-street car parking – allocated 3 spaces
- Gas fired central heating
- Off street loading

ACCOMMODATION

Ground floor – **1,570 sq.ft/145.86 sq.m**

First floor offices – **1,330 sq.ft/123.5 sq.m**

Total Accommodation – 2,900 sq.ft/269.42 sq.m

ASKING RENTAL LEVEL

£17,000 pax

Payable quarterly in advance.

TERM

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

SERVICE CHARGE

£900 pax

ANNUAL INSURANCE PREMIUM

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

VAT

Not applicable.

BUSINESS RATES

At present, the property attracts 2 separate assessments

Ground Floor

Rateable Value - **£10,500**

Rates Payable circa, **£5,250**

First Floor

Rateable Value: **£6,800**

Rates Payable circa: **£3,400**

A degree of small business rates relief may apply.

MAINS SUPPLIES

All mains supplies are connected, on a primary metered basis, including electricity (100 amp) – three phase, gas, water & 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 incoming tenant.

For More Information Contact:

Robert Taylor BSc MRICS/Oliver Beard

T: 0121 706 7766

E: robert@smbsurveyors.com

E: ollie@smbsurveyors.com

SMB
Stephens McBride

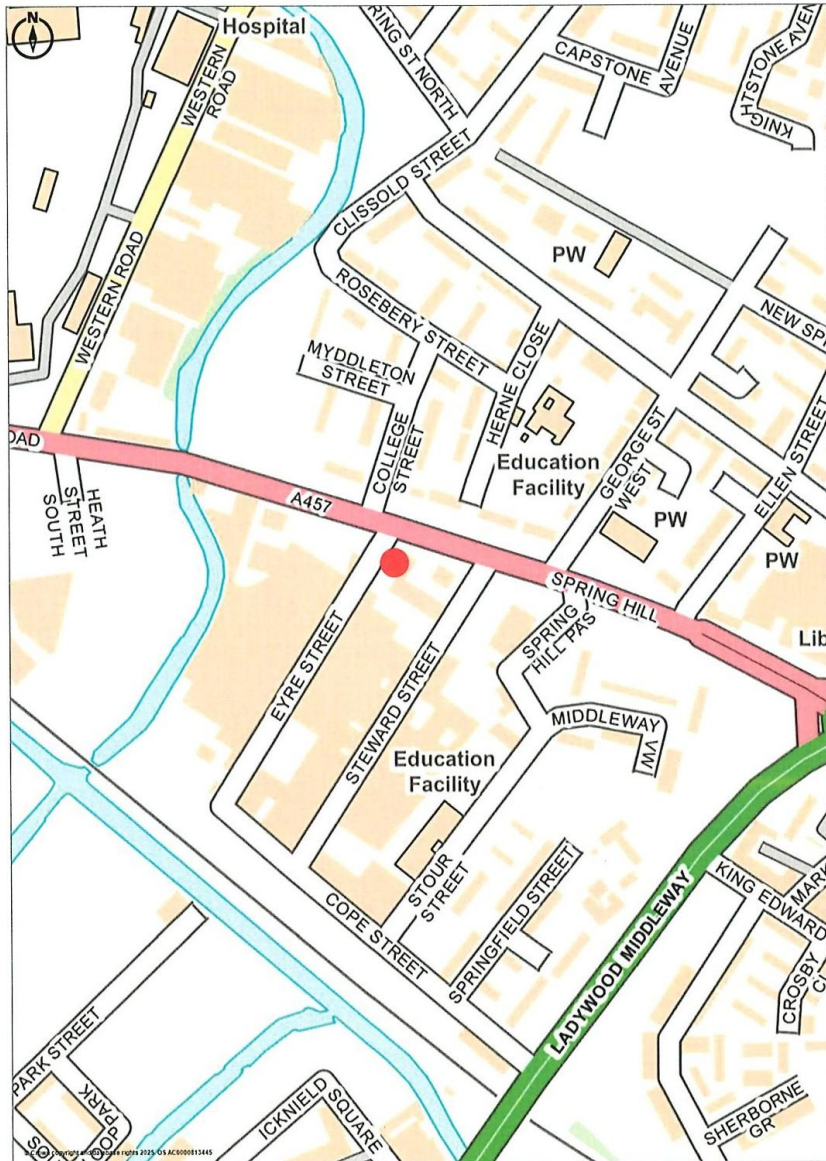
UNIT E, SPRINGHILL BUSINESS PARK, EYRE STREET,
BIRMINGHAM, B18 7AA



UNIT E, SPRINGHILL BUSINESS PARK, EYRE STREET, BIRMINGHAM, B18 7AA



UNIT E, SPRINGHILL BUSINESS PARK, EYRE STREET, BIRMINGHAM, B18 7AA



UNIT E, SPRINGHILL BUSINESS PARK, EYRE STREET, BIRMINGHAM, B18 7AA

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.