

UNIT G, SPRINGHILL BUSINESS PARK, SPRINGHILL, BIRMINGHAM, B18 7AF



TO LET

PORTAL FRAMED WAREHOUSE/INDUSTRIAL ACCOMMODATION

Ground Floor 2,347 sq/ft/218.04 sq.m
First Floor (mezzanine) 1,943 sq.ft/180.51 sq.m

- Circa, .75 of a mile, North West of Birmingham City Centre.
- In close proximity to the middle ring road.
- Circa, 1.75 miles from the Aston Expressway (A38M).
- Substantial, roller shutter door access.
- Off-street loading/car parking.
- Apex height circa 24ft/7.32 metres.
- Outside of the Clean Air Zone.



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LOCATION

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

Birmingham City Centre is situated approximately .75 of a mile south east.

Springhill provides direct access to the middle ring road (Ladywood Middleway/Icknield Street – A450), which in turn provides direct dual carriageway access to the main Aston Expressway (A38M – circa, 1.75 miles due east).

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

It is important to note that the estate is located outside of the Clean Air Zone.

DESCRIPTION

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

Benefits include;

- Apex height - **24ft/7.32 metres**.
- Manually operated roller shutter door access (width **13ft/3.96 metres** – height **14ft/4.27 metres**).
- Excellent natural light.
- Florescent strip lighting.
- Toilet facilities
- Internal office accommodation

ACCOMMODATION

Ground Floor - **2,347 sq.ft/218.04 sq.m.**

First Floor - **1,943 sq.ft/180.51 sq.m.**

Total Accommodation – **4,290 sq.ft/398.55 sq.m**

TERM

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

RENTAL

£24,000 per annum exclusive

RENTAL PAYMENTS

Either quarterly in advance or monthly in advance by Standing Order.

MAINS SUPPLIES

The property has the benefit of primary metered mains electricity (three phase – 100 amp), gas, water and drainage.

SERVICE CHARGE

In the region of **£15** per week.

INSURANCE

The annual insurance premium payable by the tenant is in the region of **£600**.

BUSINESS RATES

Rateable Value: **£17,250**

Rates Payable: circa, **£8,750**

VAT

Vat is **not** applicable.

OCCUPATION

Immediate occupation is available on 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 the tenant

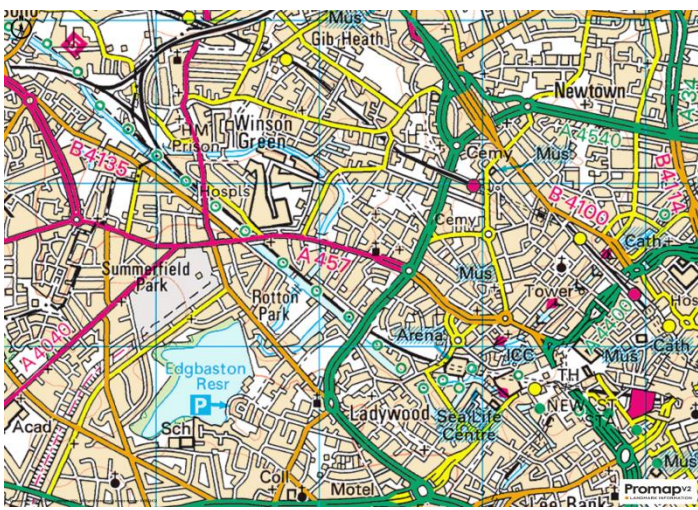
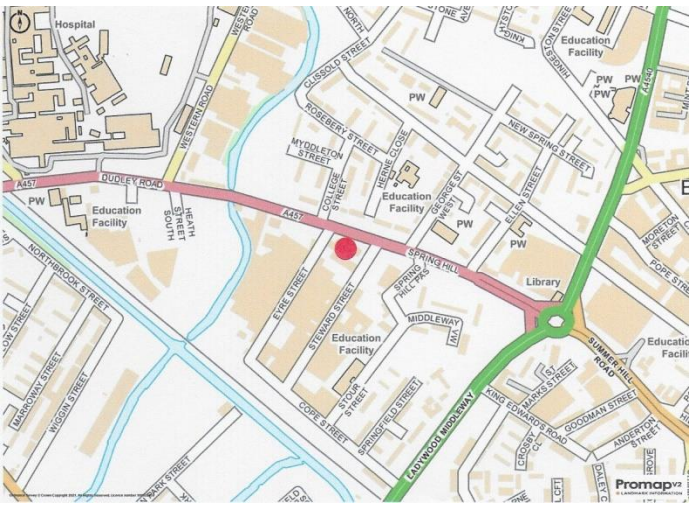
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NOTICE

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.