

20A ST ANDREWS ROAD, BIRMINGHAM, B9 4HF



## TO LET

### GROUND FLOOR INDUSTRIAL/WAREHOUSE FACILITY

**2,497 sq.ft/232 sq.m**

- Prominent position, fronting St Andrews Road, adjoining the intersection with Watery Lane Middleway (Middle Ring Road – A4540 – considerable traffic flow).
- Open span.
- Circa, 0.5 miles west of Birmingham City Centre.
- Ease of access to the main Aston Expressway/junction 6 of the M6 motorway.



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

[www.smbsurveyors.com](http://www.smbsurveyors.com)

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

# 20A ST ANDREWS ROAD, BIRMINGHAM, B9 4HF

## LOCATION

The subject premises enjoys direct frontage onto St Andrews Road, adjoining the intersection with Watery Lane Middleway (Middle Ring Road– considerable traffic flow – A4540).

Birmingham City Centre is located approximately 0.5 miles due west.

Excellent communicational links – ease of access to the main Aston Expressway and junction 6 of the M6 motorway, “Spaghetti Junction” (2.5 miles due north).

## DESCRIPTION

The subject premises provides ground floor, industrial/warehouse accommodation.

Open span.

## ACCOMMODATION

Warehouse - **2,497sq.ft/ 232 sq.m**

Apex Height - **13 ft/ 3.96m**

## ASKING RENTAL LEVEL

**£13,750** pax, payable quarterly in advance

## TERM

3 year FRI lease

## VAT

VAT is not applicable

## BUSINESS RATES

Rateable Value **£10,000**

Rates Payable circa, **£4,990**

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

## MAINS SUPPLIES

The property has the advantage of mains electricity (3 phase), water and drainage. No mains gas.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

**SMB**  
Stephens McBride

20A ST ANDREWS ROAD, BIRMINGHAM, B9 4HF

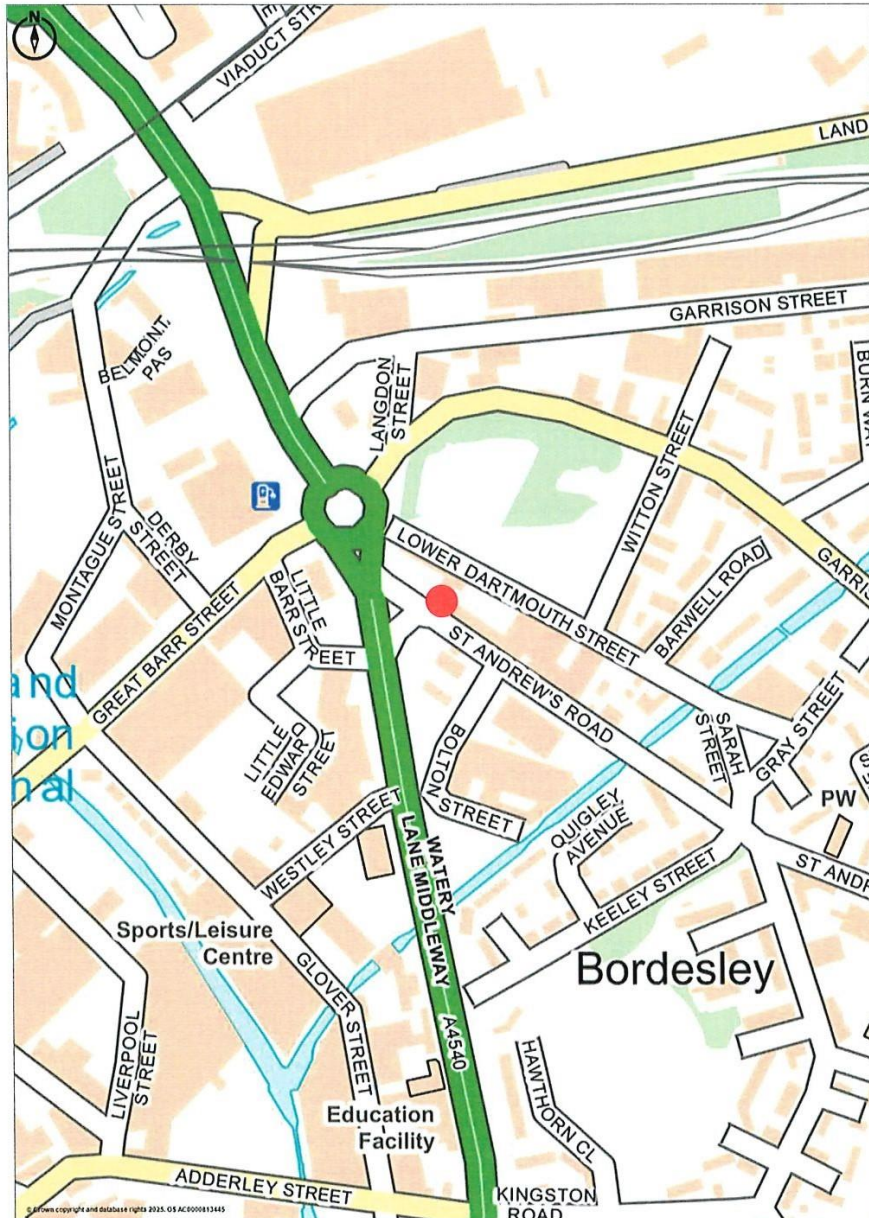




# 20A ST ANDREWS ROAD, BIRMINGHAM, B9 4HF



## 20A ST ANDREWS ROAD, BIRMINGHAM, B9 4HF



# 20A ST ANDREWS ROAD, BIRMINGHAM, B9 4HF

## 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.