

156A STRATFORD STREET NORTH, SPARKBROOK,
BIRMINGHAM, B11 1BN



TO LET

INDUSTRIAL/WAREHOUSE FACILITY

8,290 sq.ft/770.15 sq.m

- Located outside of the proposed Clean Air Zone.
- Substantial, roller shutter door access.
- Substantial frontages onto Stratford Street North & Bordesley Middleway (A4540 – Middle Ring Road)
- Circa 1 mile south east of Birmingham City Centre.



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LOCATION

The subject premises, accessed via Stratford Street North, benefits from frontage onto Bordesley Middleway (A4540 – middle ring road – considerable traffic flow).

Birmingham City Centre is located approximately 1 mile north west.

The middle ring road provides direct dual carriageway access to the main A38M (Aston Expressway), which in turn provides direct access to Junction 6 of the M6 Motorway, "Spaghetti Junction" (circa 3 miles due north).

DESCRIPTION

The subject premises provide predominantly ground floor, industrial/warehouse accommodation, including ancillary first floor offices.

Substantial, roller shutter door access.

ACCOMMODATION

Ground floor warehouse/industrial
7,420 sq.ft/689.33 sq.m

First floor offices
870 sq.ft/80.82 sq.m

Total Accommodation **8,290 sq.ft/770.15 sq.m**

TENURE

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

RENTAL

£29,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

Vat is applicable.

MAINS SUPPLIES

The property has the advantage of a three phase electrical supply, water & drainage. Mains gas is available, but at present has been disconnected.

BUSINESS RATES

The unit attracts various assessments.

Further information is available from the sole letting agents.

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

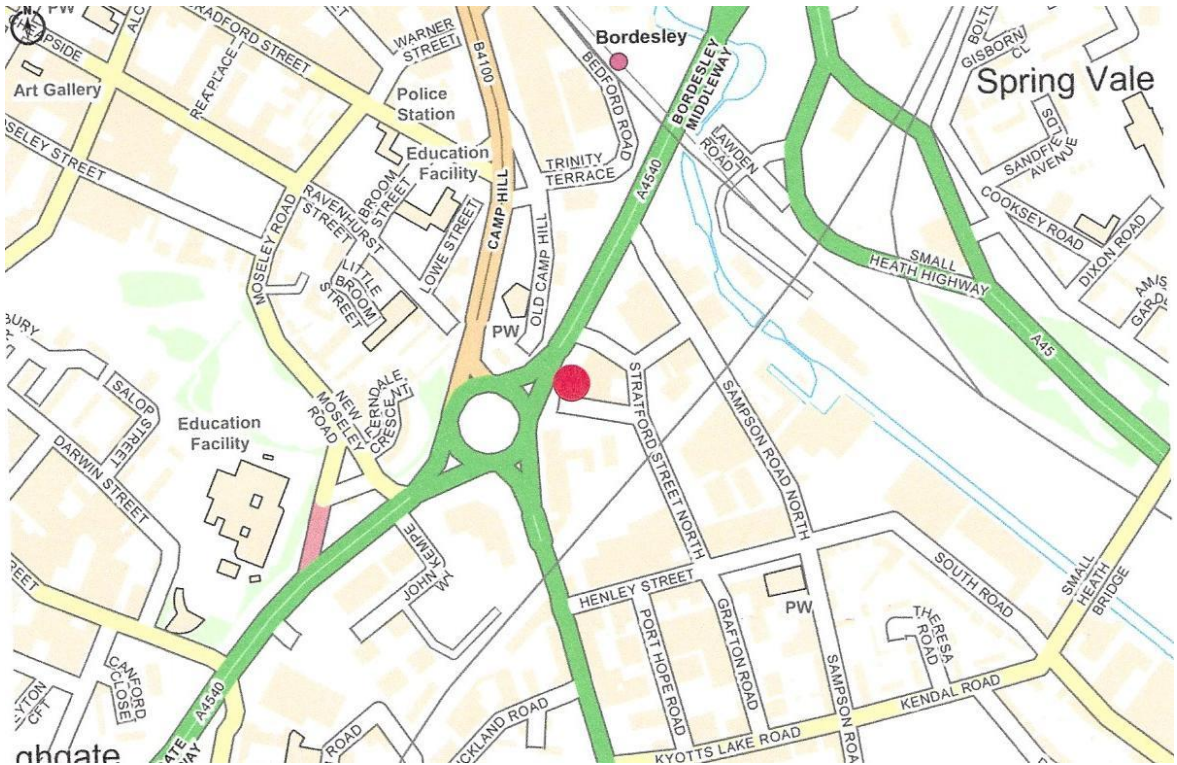
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NOTICE

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.