

UNIT A, TREVOR STREET, BIRMINGHAM, B7 5RG



## TO LET

### GROUND FLOOR WAREHOUSE/ INDUSTRIAL FACILITY

**1,650 sq.ft/153.29 sq.m**

- Off-street car parking/yard facility.
- Substantial, electrically operated roller shutter door access.
- Open span.
- Ease of access to Heartlands Parkway (A47), the national motorway network & Birmingham City Centre.
- Prime location.
- 24 hour access.



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## LOCATION

The subject premises, accessed via Trevor Street, is within close proximity to the main, Heartlands/Nechells Parkway (A47).

Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (circa 1 mile due north).

Birmingham City Centre is situated approximately 1.5 miles south west.

The location is considered to be prime, in terms of industrial/warehouse/yard/distribution facilities.

## DESCRIPTION

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

Advantages include;

- Apex height circa, **20 ft/6.09 m**.
- Substantial, electrically operated roller shutter door access (**width 25ft/7.62m – height 14ft 9"/4.5m**).
- Sodium lighting.
- 24 hour access.

## ACCOMMODATION

**1,650 sq.ft/153.29 sq.m.**

## RENTAL

**£15,000 per annum exclusive.**

## YARD FACILITY/OFF-STREET CAR PARKING

Note attached plan – hatched blue.

## TERM

The property is available on the basis of a 5 year, FRI lease (longer if required).

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable.

## RENT BOND

A rent bond may be required, dependent on use and covenant strength.

## BUSINESS RATES

Rateable Value: £8,300  
Rates Payable, circa £3,500

**Small Business Rates Relief may apply**

## MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## ACCESS

24 hour access

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

## VIEWING/MORE INFORMATION

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## JOINT AGENT

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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.