

YARD/WAREHOUSE FACILITY C, TREVOR STREET, BIRMINGHAM, B7 5RG



TO LET

YARD/WAREHOUSE FACILITY

Site area, circa 0.7 of an acre/
0.28 of a hectare.

Warehouse facility – 2,750 sq.ft/
255.48 sq.m

- Substantial/secured gated entrance.
- Concrete surfaces.
- Secure boundary fencing.
- Weighbridge.
- Security lighting.
- Additional portacabin accommodation available (offices & storage).
- Within close proximity to Birmingham City Centre & the national motorway network.
- CCTV



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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 comprise a secure/surfaced yard facility, including a ground floor warehouse.

Advantages include;

- Substantial/gated entrance – Trevor Street.
- Concrete surfaces.
- Weighbridge.
- Security lighting/CCTV.
- Further, portacabin office/storage accommodation is available.
- Interceptor tanks

The ground floor warehouse facility is of a portal framed construction. Apex height, circa **22ft 8"/6.91m**. Electrically operated roller shutter door access (width **18ft/5.49m** – height **18ft 10"/5.74m**).

Further portacabin office/storage accommodation is available.

ACCOMMODATION/SITE AREA

- a) Site area - **circa 0.7 of an acre/0.28 of a hectare.**
- b) Warehouse facility – **2,750 sq.ft/255.48 sq.m.**

TERM

10 year FRI lease (5 year review pattern).

RENTAL

£70,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

RENT BOND

A rent bond will be required, the level of which will be determined by use and covenant strength.

VAT

VAT is not applicable.

MAINS SUPPLIES

Mains electricity (3 phase - 100 amp), water and foul drainage are connected.

BUSINESS RATES

Rateable Value: £35,750

Rates Payable: £16,780

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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NOTICE

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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.