

UNIT A, 75/97 WALSALL ROAD, PERRY BARR, BIRMINGHAM,  
B42 1TX



## TO LET

GROUND FLOOR  
INDUSTRIAL/WAREHOUSE/  
DISTRIBUTION  
ACCOMMODATION  
(INCLUDING TWO STOREY OFFICES)

**16,389 sq.ft/1,522.57 sq.m**

- Extremely prominent position – direct frontage onto Walsall Road – main arterial route – considerable traffic flow.
- Excellent (forecourt) off-street loading/car parking.
- High quality, two storey office accommodation.
- Substantial, roller shutter door access.
- Circa 2.5 miles due north of Birmingham City Centre (direct access via A34).
- Circa 2.5 miles from junction 7 of the M6 motorway.



Stephens McBride Chartered Surveyors & Estate Agents  
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[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The subject premises occupies an extremely prominent position, enjoying direct frontage onto Walsall Road (A34 – main arterial route – considerable traffic flow), within close proximity to the One Stop Shopping Centre and Perry Barr greyhound track.

Immediate surrounding areas are benefiting from considerable redevelopment – Commonwealth Games.

Birmingham City Centre is situated approximately 2.5 miles due south (direct dual carriageway access via A34).

Access to the national motorway network is provided by junction 7 of the M6 motorway (circa 2.5 miles north west).

Junction 7 adjoins the main intersection of the M5 and M6 motorways (Ray Hall interchange).

## DESCRIPTION

The subject premises provides ground floor industrial/warehouse/distribution accommodation, including two storey offices.

Benefits include:-

- Substantial, roller shutter door access.
- Extensive, forecourt, off-street loading/car parking.
- Excellent natural light.
- High quality, two storey office accommodation (suspended ceilings/recessed defused lighting/floor covering are carpet/gas fired central heating).
- Male, female office and works toilet facilities.
- Kitchen.

## **For More Information Contact:**

Robert Taylor BSc MRICS

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## TENURE

The property is available on the basis of a 5 year, FRI lease.

## RENTAL

**£55,000 per annum exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is applicable.

## BUSINESS RATES

Rateable Value (April 2023): £47,750

Rates Payable circa: £23,875

## MAINS SUPPLIES

The property has the advantage of all mains supplies including electricity (three phase – 100 amp), gas, water and drainage.

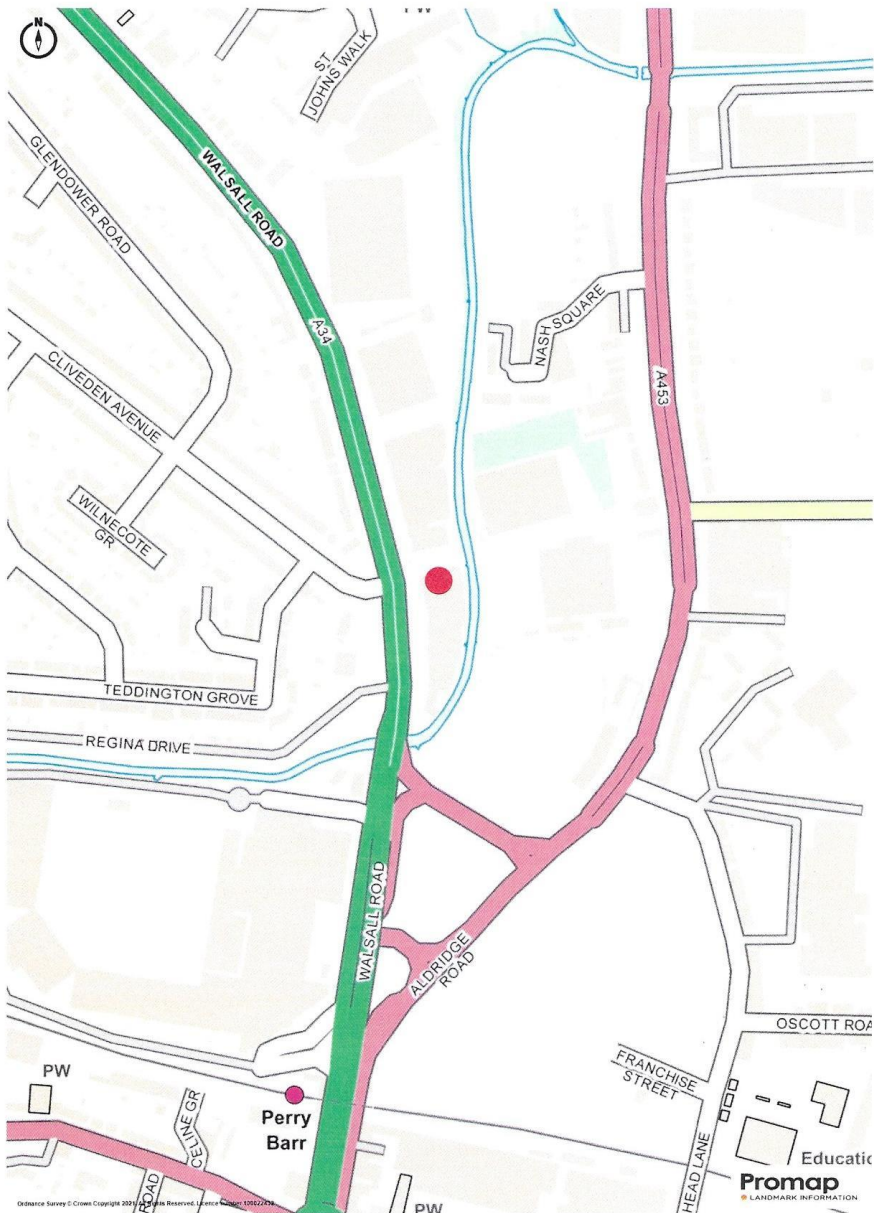
## LEGAL COSTS

Each party to bear their own proper legal costs.

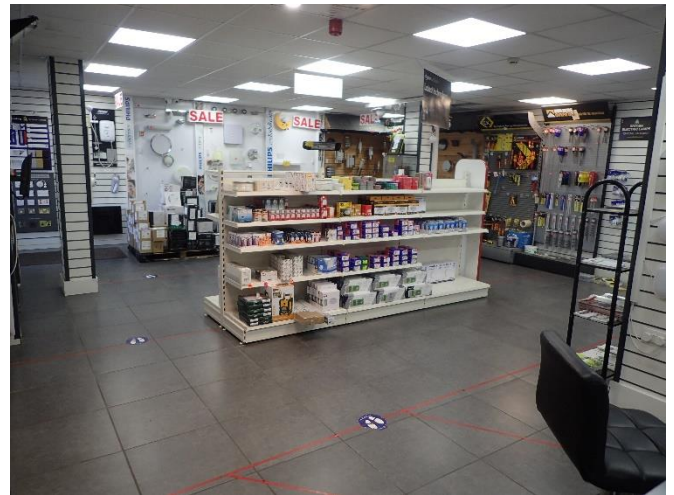
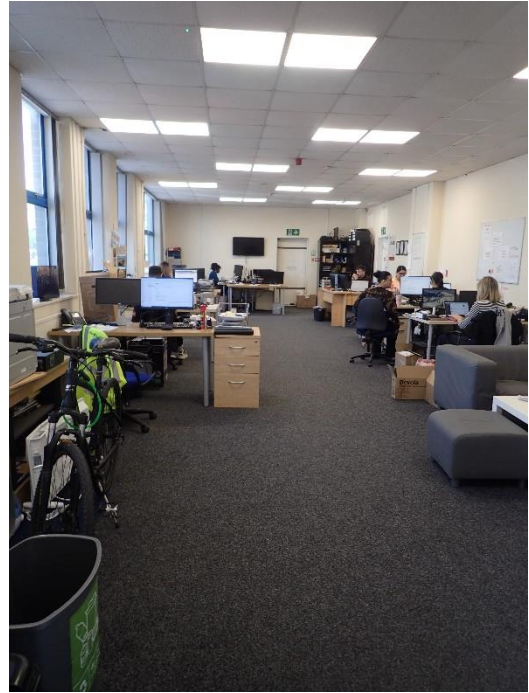
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**NOTICE**

**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.