

75 WALSALL ROAD, PERRY BARR, BIRMINGHAM, B42 1TX



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE FACILITY
(INCLUDING ANCILLARY OFFICES)

1,700sq.ft/157.92 sq.m.

- Excellent off street loading/car parking (circa 6 spaces).
- Roller shutter door access.
- Three phase electrical supply (100 amp).
- Fully alarmed.
- Prominent position, fronting the main Walsall Road (arterial route – considerable traffic flow – A34).
- Circa 2.5 miles due north of Birmingham City Centre.
- Within close proximity to the One Stop Shopping Centre.
- Relatively small, enclosed area of land to the rear.



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

75 WALSALL ROAD, PERRY BARR, BIRMINGHAM, B42 1TX

LOCATION

The subject premises occupies an extremely prominent position, fronting Walsall Road (A34 – main arterial route – considerable traffic flow).

The property is located, virtually directly opposite the One Stop Shopping Centre.

Walsall Road provides direct dual carriageway access to 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).

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

The immediate area is benefiting from considerable redevelopment/regeneration (Commonwealth Games, residential and warehouse/distribution facilities).

DESCRIPTION

The subject premises provides ground floor, industrial/warehouse/workshop accommodation, including ancillary offices.

Advantages include:-

- a. Excellent off street loading.
- b. Off street car parking – circa 6 spaces.
- c. Roller shutter door access.
- d. Fully alarmed.
- e. Security grills/bars.
- f. Suspended ceilings, incorporating recessed lighting.
- g. A relatively small area of land located to the rear.
- h. Suitable to be utilised on the basis of a variety of uses.
- i. Kitchen & toilet facilities.

ACCOMMODATION

1,700 sq. ft./157.93 sq. m.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

TERM

The property is available on the basis of a 6 year FRI lease (3 year review pattern).

RENTAL

£15,500 annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

MAINS SUPPLIES

The property has the advantage of a three phase electrical supply (100 amp), water and drainage. No mains gas.

BUSINESS RATES

Rateable value - **£7,100**

Rates payable – **circa £3,500**

Small business rates relief may apply.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

75 WALSALL ROAD, PERRY BARR, BIRMINGHAM, B42 1TX



75 WALSALL ROAD, PERRY BARR, BIRMINGHAM, B42 1TX



75 WALSALL ROAD, PERRY BARR, BIRMINGHAM, B42 1TX

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.