

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

- 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 dual carriageway access via A34)
- Circa, 2.5 miles from junction 7 of the M6 motorway



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## 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).

Immediate surrounding areas have benefitted from considerable regeneration.

## 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.

## TENURE

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

## RENTAL

**£70,000 pax**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is applicable.

## BUSINESS RATES

April 2026

Rateable value - **£51,500**

Rates payable circa, **£25,750**

## MAINS SUPPLIES

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

## LEGAL COSTS

Each party to bear their own proper legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

## **Viewing & Further Information;**

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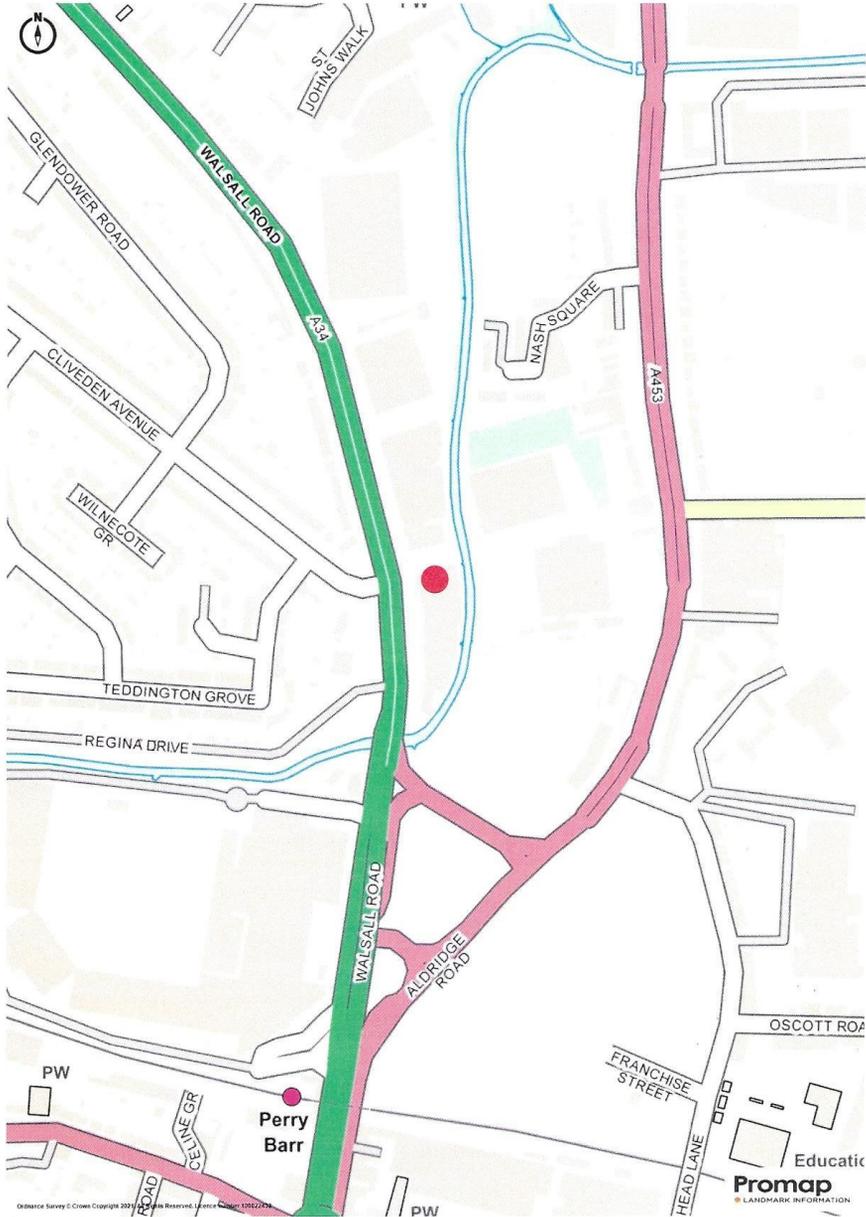
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**SMB**  
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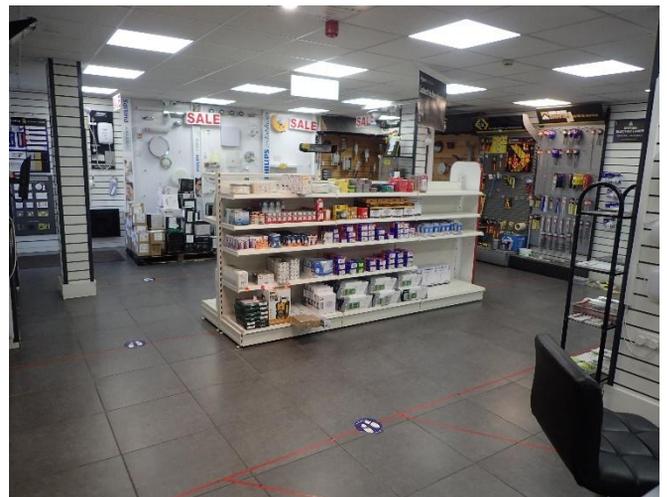
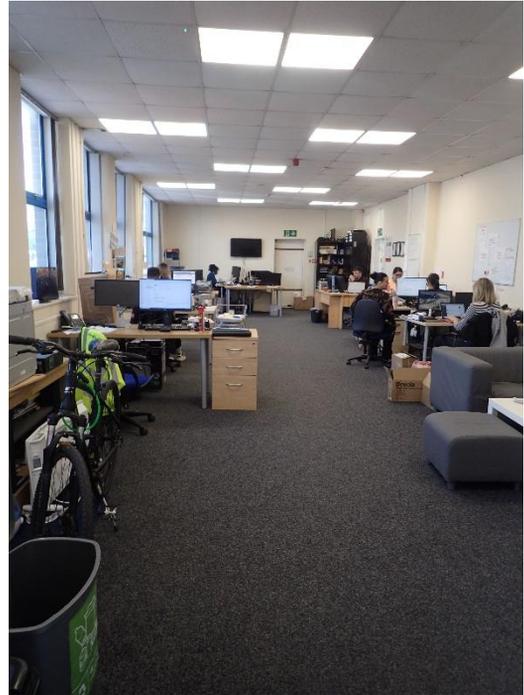
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## NOTICE

**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.