



TO LET
THREE STOREY WORKSHOP
UNIT 3 BIRCH ROAD EAST,
WITTON, BIRMINGHAM, B6 7DA



9,064 sq. ft. (842.10 sq. m.)
Approx. Gross Internal Area

- * 3 storey workshop/ storage accommodation
- * Close proximity to Birmingham City Centre
- * Rent: £20,000 per annum, exclusive





Location:

The premises are situated on Birch Road East which is accessed off Birch Road, in turn linking to the A4040 Witton Road. The property provides good access to the Lichfield Road (A5127) giving access to Birmingham City Centre to the south (approximately 2 miles) and Junction 6 of the M6 Motorway (approximately ½ mile) to the north.

Access to the national motorway network is accessed via the M6 linking the M5, M6 (Toll), M42 and M40.

Description:

The premises comprise an industrial/ workshop unit arranged over three levels with a minimum working height of 3.45m.

Accommodation:

	sq. m.	sq. ft.
Ground Floor	280.70	3,021
First Floor	280.70	3,021
Second Floor	280.70	3,021
Total Gross Internal Area (Approx.)	842.10	9,064

Tenure:

A new full repairing and insuring lease is available for a term of years to be agreed.

Rental:

£20,000 per annum, exclusive

Rates:

Rateable Value (2010): £15,000

2017 Draft Valuation: £18,250

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs:

Each party is responsible for their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

EPC:

EPC Rating: **D** (90)





Viewing:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

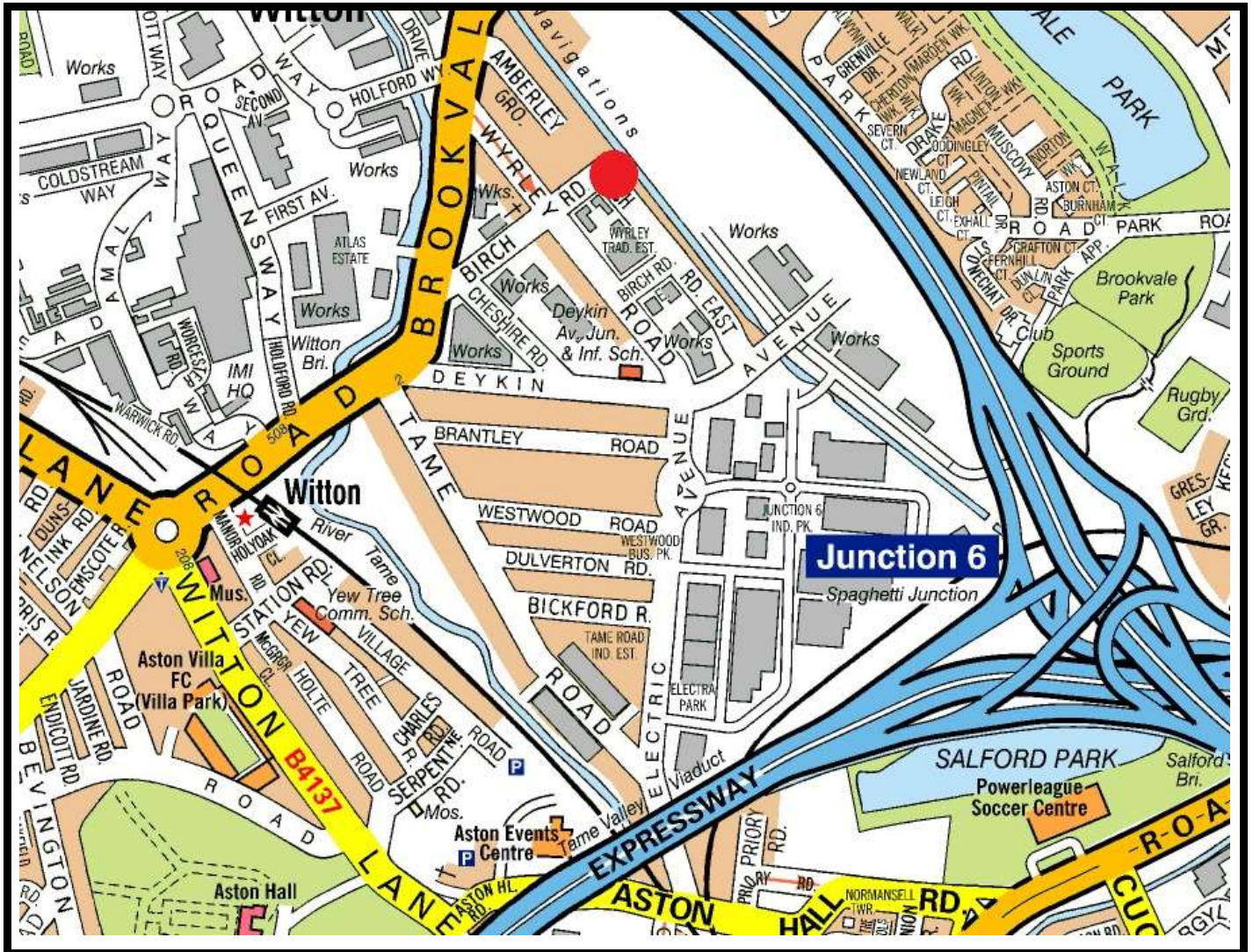
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Contact: Thomas Morley
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Ref: G5475
Date: March 2017

Subject To Contract





Unit 3 Birch Road East
 Witton
 Birmingham
 B6 7DA



Not to Scale
For identification purposes only.

harrislamb
 PROPERTY CONSULTANCY