

Unit 2 Great Western Close, Birmingham, B18 4QF



TO LET

Modern Warehouse with Integral Office and Parking

Gross Internal Area: 2,080 ft² (193.23 m²)

Location

The development is situated off Handsworth New Road in the Winson Green area of Birmingham.

The site is located approximately 1.5 miles from the Dudley Road and 1 mile from the A41 Soho Road allowing easy access to Birmingham City Centre and the national motorway network.

Description

A modern industrial warehouse of steel portal frame construction with brick and block infill and metal clad elevations surmounted by a profile metal clad roof incorporating translucent roof lights.

The unit benefits from concrete floor, fluorescent strip lighting, power operated roller shutters, 3-phase electricity and integral offices, workshop and toilet.

The office space benefits from a 3KW heater and double-glazed windows fitted with internal security grilles.

The premises also feature CCTV, secure perimeter fencing and gates, steel access doors and external security lighting.

Externally designated car parking is allocated to the unit.

Accommodation

Total (GIA) 2,080 ft² (193.23 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £13,520 per annum exclusive.

Rental Deposit

A deposit equivalent to two months' rent is payable on commencement.

Deposits are returned at the end of the term, less any costs to repair damage to the unit.



VAT

All prices quoted are exclusive of VAT which we understand is payable.

Business Rates

We understand the property qualifies for exemption under Small Business Rates Relief, subject to tenant's eligibility.

Planning

The unit has planning permission under use classes B1 (Light Industrial), B2 (General Industrial), and B8 (Warehousing).

The unit may be suitable for alternative uses subject to obtaining the necessary planning consent.

Legal Costs

A new easy to understand lease will be prepared by the landlord at no cost to the tenant.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on 0121 638 0500

