

Unit 3a, Ewhurst Avenue, Selly Oak, Birmingham, B29 6EY



TO LET

Large Industrial Warehouse/Trade Counter with Yard
Gross Internal Area: 9,100 ft² (845.41 m²) approximately

Location

The property occupies a prominent corner position being situated at the junction of Ewhurst Avenue and Heeley Road in the Selly Oak area of Birmingham.

Heeley Road provides direct access to the Bristol Road (A38) which leads to Birmingham City Centre approximately 3 miles north east of the property as well as providing easy access to J4 of M5 and J2 of M42.

Description

The property is predominantly of steel portal frame construction and comprises of ground floor warehouse/trade counter accommodation and two storey offices.

The warehouse benefits from 2 large electric roller shutter doors with a width of 12ft and a height of 15ft, concrete flooring, three phase electricity and gas fired heating.

The property has a generous eaves height with over 7m in the apex.

Externally the property is bounded by perimeter palisade fencing with large double gates opening into a secure yard/car parking area with tarmacadam forecourt.

Accommodation

Total (GIA) 9,100 ft² (845.41 m²) approximately

Rental / Terms

The property is available to let on a new lease, with length to be agreed, at £45,000 per annum exclusive.

Business Rates

RV: £35,250

Rates Payable: £15,480 per annum approximately

VAT

We understand that VAT is payable on all outgoings connected with the property.



Legal Costs

Each party are responsible for their own legal costs incurred during the transaction.

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We understand that the property has consent under Use Classes B1 (Business) and B8 (Storage and Distribution).

The property may suitable for alternative uses, subject to obtaining the necessary planning consent.

Services

It is understood that all mains electric, water and drainage are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Availability

The properties are immediately available, subject to the completion of legal formalities.

Viewing

Strictly via the sole selling agents Siddall Jones on 0121 638 0500