



1,297.16 sq m (13,962 sq ft)

Property Highlights

- Warehouse accommodation benefitting from trade counter frontage
- Separately accessible first floor showroom/office space
- Small secure loading yard
- Forklift access at the side of the property

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Location

The property is located on the popular Haslucks Green Road within the Shirley district of the Borough of Solihull.

Shirley is located approximately 8.5 miles south east of Birmingham City Centre and is circa 2.8 miles from Solihull. More specifically the property is located 0.1 miles from the Shirley train station on a main through route. The neighbouring land uses comprise a mixture of retail, office, trade counter operations and residential.

Description

The property comprises a mixture of constructions as it has been extended over time. However, in the main it is comprised of brick and block elevations with a light steel truss roof to the warehouse with the first-floor office/showroom accommodation having a felted flat roof. The roof coverings to the warehouse include both asbestos cement sheets and profile clad metal sheets. Single glazed windows run along the right-hand side of the warehouse.

Internally, the warehouse has concrete floors, three manual roller shutter loading doors, fluorescent strip lighting and a timber mezzanine with ladder access. The front section of the warehouse has been converted to a trade counter with a glazed retail frontage. The first-floor office/showroom accommodation, benefits from carpeted floorings, painted plastered walls, suspended ceilings with spot lights and a mixture of double-glazed timber windows and single glazed aluminium framed windows. Both the offices and warehouse have separate WC and kitchen facilities. There is no lift access to the offices.

Externally, to the front of the property are 8 dedicated car parking spaces with forklift loading access provided to the right-hand side of the property through steel gates. To the left-hand side of the property is a small loading yard which is secured by a palisade fence.

Tenure

We understand that the property is held on two leases, one for the warehouse and trade counter and one for the first-floor offices/showroom.

Both of these leases are available by way of assignment, both having an expiry date of 17th September 2026. (7 years remaining).

Accommodation

Description	Sq M	Sq Ft
Warehouse	689.28	7,419
Mezzanine	109.87	1,182
Trade counter	52.33	563
Total ground floor	851.48	9,165
First floor offices	445.68	4,797
Total	1,297.16	13,962

Floor areas are subject to final measurement.

Tenure

TBC.

Rent

Rent upon application.

EPC

To be confirmed.

Service Charge

Further information is available on request.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield.



For illustration purpose only



Particulars prepared August 2019

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