

Unit 1, 202 Pershore Road South, Kings Norton, Birmingham, B30 3EU



**TO LET**

Modern Industrial/Trade Counter Premises

Gross Internal Area: 1,479 ft<sup>2</sup> (137.40 m<sup>2</sup>) approx.

### Location

The property is situated off Pershore Road South (A441) 6 miles south of Birmingham City Centre and 5 miles north of Junction 2 of the M42, providing easy access to the M5, M6 and M40 and the wider national motorway network.

Birmingham New Street and Birmingham International Rail Stations are within 5 and 10 miles respectively while Kings Norton station is within walking distance and provides local train services to Redditch and Birmingham City Centre.

### Description

The property comprises an end terrace self-contained warehouse/trade counter premises with first floor office and single bay warehouse to the rear.

The property has recently been extensively refurbished and is accessed through a main reception area with WC. Stairs take you to the first-floor level with a single open plan office area with carpet flooring, double glazed windows, LED lighting, emulsion coated walls, power points and central heating.

The warehouse is of steel truss construction with full height brick infill beneath a new profile steel clad insulated roof with translucent roof lights.

The warehouse benefits from concrete flooring, LED lighting, three phase electricity and WC.

Externally the property benefits from ample car parking to the front and an enclosed rear yard area provides valuable storage space.

### Accommodation

**Total (GIA) - 1,479 ft<sup>2</sup> (137.40 m<sup>2</sup>) approximately**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £8,750 per annum exclusive.

### Service Charge

None Payable.

### VAT

We understand VAT is not payable on the rental.

### Business Rates

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

### Services

It is understood that all mains services are available on or adjacent to the premises.

### Energy Performance Certificate (EPC)

EPC Rating - B (49)

### Legal Costs

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

### Planning Use

We understand that the unit has planning permission under use classes B2 (General Industrial).

The property may be suitable for other uses subject to obtaining the necessary planning consent.

### Availability

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

### Viewings

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

