

Unit 32, Great Western Business Park, Birmingham, B18 4QF



TO LET

Modern Industrial Premises

Gross Internal Area: 1,317 ft² (122.35 m²)

Location

The property is situated on Great Western Business Park, a modern development situated off Handsworth New Road approximately 1.5 miles from the Dudley Road and 1 mile from the A41 Soho Road.

The location allows easy access to Birmingham City Centre and the national motorway network at J1 of the M5 Motorway only 2.3 miles to the west.

Description

The property comprises an end terrace self-contained warehouse of steel portal frame construction with brick and block infill surmounted by an insulated profile metal clad roof incorporating translucent roof lights.

The property benefits from concrete flooring, fluorescent strip lighting, up and over loading access, three phase power, mains gas, WC facilities, ground and first floor officing as well as additional mezzanine storage space.

Externally a forecourt is included providing dedicated car parking for the property.

Accommodation

Total (GIA) 1,317 ft² (122.35 m²) approximately

Terms

The property is available on a new lease, with length to be agreed, at £7,900 per annum.

Service Charge

A small service charge is levied in respect of the maintenance and upkeep of communal areas.

VAT

We understand that VAT will be applicable at the prevailing rate.

Services

We understand that all main services are available on or adjacent to the property.

However, we do advise that all interested parties make their own enquiries with the appropriate service agencies.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Planning

We understand that the property has planning consent under use classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

However, we do advise that all interested parties make their own enquiries with the local planning department.

Availability

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

Viewings

Strictly via the sole selling agent Siddall Jones on:
0121 638 0500

