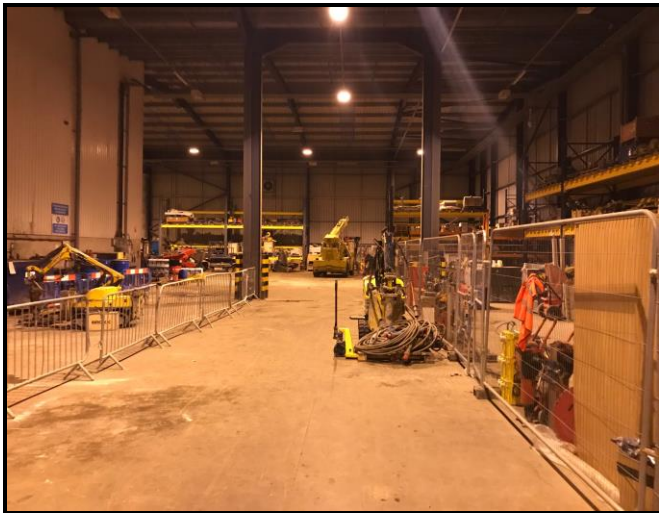


# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

## INDUSTRIAL UNIT TO LET

SELECTA AVENUE  
OFF SHADY LANE  
GREAT BARR  
B44 9ER



Gross Internal Floor Area 885.90 sq m / 9,536 sq ft

Excellent access to Junction 7 of the M6 motorway and M5 Motorway

Concrete surfaced yard

**0121 321 3441**

## **LOCATION**

The property is located off Selecta Avenue close to its junction with Shady Lane.

Junction 7 of the M6 motorway is located approximately 2 miles west and provides access to the wider Midland motorway network including M5 and M42 motorways.

Birmingham is located approximately 5 miles to the south and Sutton Coldfield is approximately 4 miles to the east.

## **DESCRIPTION**

The industrial unit is constructed of a steel portal frame and profile sheet cladding with a height to eaves of approximately 8.73 m.

The unit has three roller shutter doors to the front elevation and benefits from a concrete surfaced yard on the forecourt.

## **FLOOR AREA**

The property comprises the following approximate floor area:-

**Gross Internal Floor Area 885.90 sq m /  
9,536 sq ft**

## **TENURE**

The unit is available by way of a new fully repairing and insuring lease for a minimum term of 5 years.

## **QUOTING RENT**

£54,832 per annum exclusive

## **BUSINESS RATES**

At present the unit is not separately assessed but a separate assessment has been requested for the units and the uniform business rate cost will be the responsibility of the occupiers.

## **ENERGY PERFORMANCE CERTIFICATE**

Energy Performance Certificate awaited where appropriate.

## **MONEY LAUNDERING**

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in the transaction.

## **SERVICE CHARGE**

The landlord reserves the right to implement an estate Service Charge in relation to maintaining on site security systems and common roadways on the site.

## **VAT**

All figures quoted are exclusive of VAT, which it is anticipated will be payable – solicitors to confirm.

## **VIEWING**

***Strictly by appointment, please contact  
Burley Browne on 0121 321 3441  
Contact Mark Fitzpatrick***



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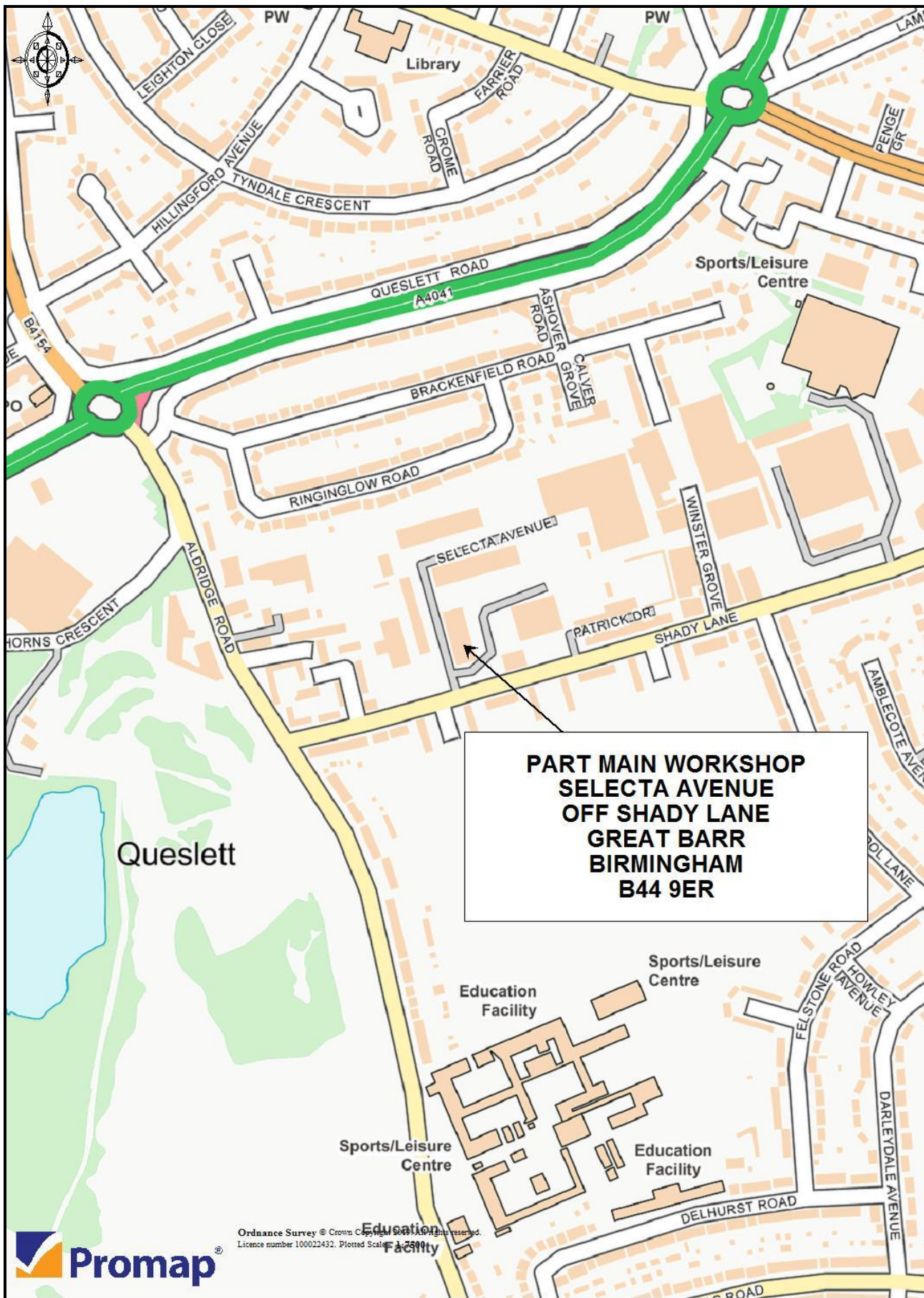
**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE  
CONDITIONS PRINTED ON THE LAST PAGE.**

**9274**

**310119**

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)





**PART MAIN WORKSHOP  
SELECTA AVENUE  
OFF SHADY LANE  
GREAT BARR  
BIRMINGHAM  
B44 9ER**

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd**  
**Registered in England No. 5488324**

**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**