

BURLEY BROWNE

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TO LET

FACTORY/WAREHOUSE PROPERTY

**DONOVAN WORKS
NORTHCOTE ROAD
STECHFORD
BIRMINGHAM
B33 9BG**



**Workshop/Stores – 1,475.87 m² / 15,884 sq ft
Office Area – 124.96 m² / 1,345 sq ft**

3.682 m To Eaves

**On Site Parking
Shared Rear Loading Yard
Close to Intersection of Northcote Road and Albert Street**

0121 321 3441

LOCATION

The property is located off Northcote Road and is close to Northcote Roads junction with Albert Street.

The property lies within a mixed use industrial and residential location.

The property is also close to Stechford Railway Station which is just to the East of the property. The building is located close to the A4040 which is approximately 200m to the North East of the site.

DESCRIPTION

The property is of a northlight type construction with small columns throughout the workspace. The unit is well light by natural light.

The property benefits from a ground floor office to the main frontage with side and rear loading into the unit. The property also benefits from an on site car park.

ACCOMMODATION

Ground Floor Offices – 124.96 m² / 1,345 sq ft

Ground Floor Workshop/
Stores 1475.87 m² / 15,884 sq ft

Gross Internal Floor Area 601.2 m² / 17,229 sq ft

LEASE TERMS

A minimum lease of 6 years is being sought by the landlords.

RENT

The quoting rent is £50,000 per annum.

BUSINESS RATES

At present the building has a single rating assessment but this will be re-assessed as the Freeholder will retain the first floor office for their own use.

ENERGY PERFORMANCE CERTIFICATE

Grade C (EPC Score 75)

A full copy of the Energy Performance Certificate is available upon request.

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.

VAT

All figures quoted are exclusive of VAT, which we believe will be applicable to any letting of the property.

VIEWING

Strictly by appointment, please contact



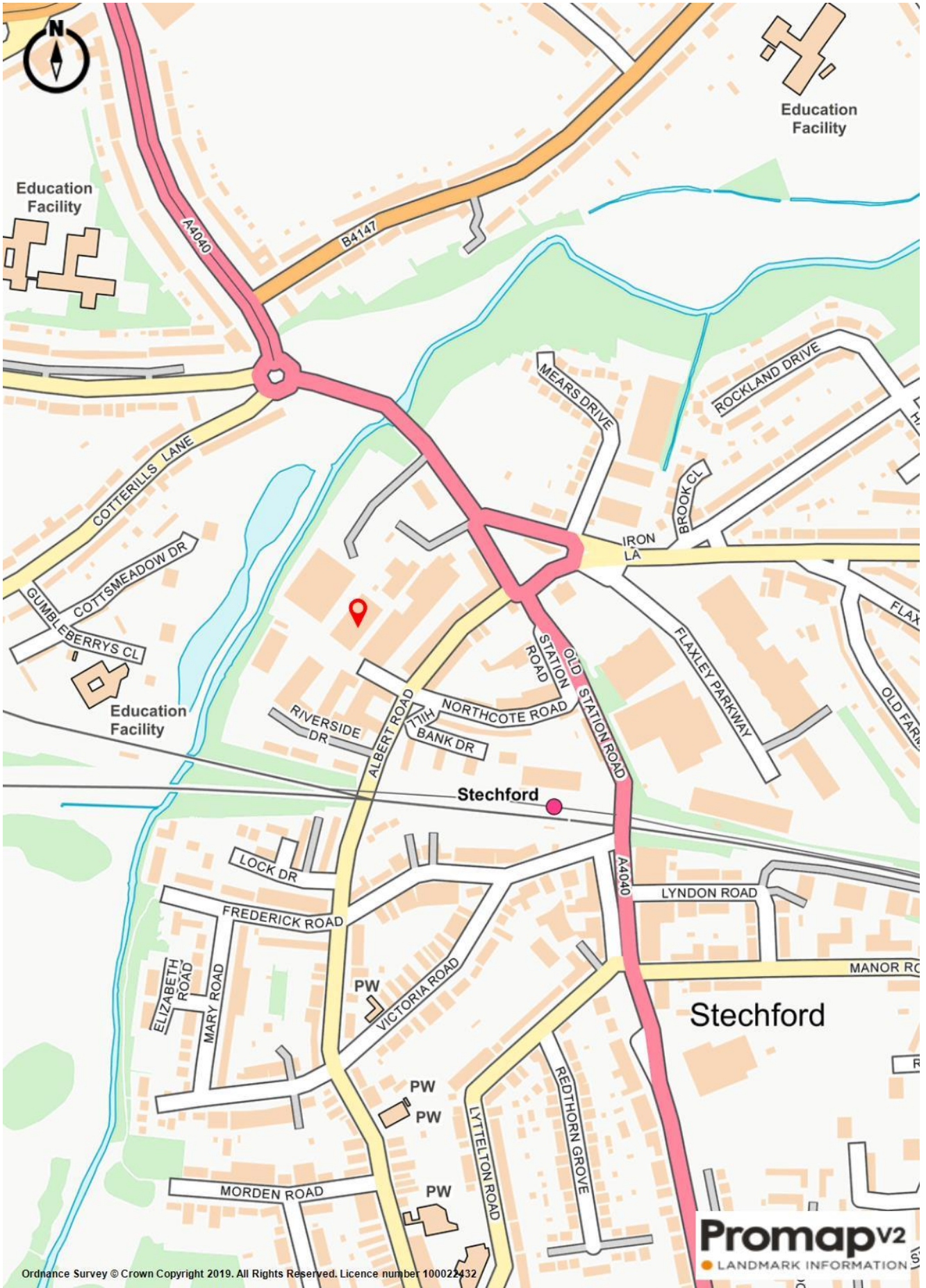
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



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
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