

Unit 11, 15 Bickford Road, Witton, Birmingham, B6 7EE



TO LET

Modern Industrial Premises

Gross Internal Area: 4,522 ft² (420.10 m²)

Location

The property is situated off Bickford Road within a small industrial estate in the Witton area of Birmingham.

Bickford Road can be accessed via Tame Road or Electric Avenue and is conveniently located for access to the national motorway network with J6 of the M6 Motorway (Spaghetti Junction) being situated approximately only 0.5 miles to the east via the Lichfield Road (A5127).

Description

The property comprises an end terrace unit of part north light construction with brick infill and a later extension of single storey brick construction underneath a flat felted roof.

Internally the workshop has been divided to provide a number of cellular workshops, offices and stores with loading access onto a side yard area with gated access from the estate.

The unit benefits from concrete flooring, suspended ceiling with inset LED and fluorescent lighting, gas air heating, three phase power, male and female WC facilities and canteen.

Offices are provided at first floor level and are accessible from the main reception or the workshop. The space has been split to provide an open plan office and two cellular offices all with carpet flooring, emulsion coated walls, suspended ceiling, inset lighting and air conditioning / heating.

Externally car parking is provided to the front of the property.

Accommodation

Total (GIA) - 4,522 ft² (420.10 m²) approximately

Price

Alternatively, the property is available to let at £13,000 per annum exclusive.

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Rateable Value

RV - £10,750

We understand the property can qualify for rates exemption under Small Business Rates Relief, subject to occupier's eligibility.

Energy Performance Certificate

Available upon request from the agent.

Planning

We have been verbally advised the property has planning consent under use class B1 and B2 Uses. We would advise all interested parties to make their own enquiries.

Services

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

The agents have not tested the services and prospective occupiers are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

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

Availability

The property is immediately available following completion of legal formalities.

Viewings

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

