



# JOHNSON FELLOWS

CHARTERED SURVEYORS

**TO LET**  
**WOODSIDE INDUSTRIAL ESTATE**  
**WOODSIDE (off Dunton Road)**  
**KINGSHURST**  
**SOLIHULL**  
**B37 6LY**



**To Let**

**Industrial/ warehouse units**

**From 402sq.ft (32.4 sq.m)**

- Secure estate
- Potential for small business rates relief
- Popular location, with good access to the M6 + M42 motorways



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## Location

The units are situated on a small industrial estate located at the end of Woodside which is situated off Dunton Road in Kingshurst, Birmingham close to the main A452 Chester Road which links to the M6 and M42 motorways. The estate is approximately 2 miles from Birmingham International Airport and the NEC.

## Description

The estate forms 2 terraces of industrial units accessed off a shared estate road with loading to the front of the units and parking for approximately 10 vehicles. There is a small fenced compound adjacent to Unit 18 which could provide further secure parking or storage area for an occupier.

The units have brick elevations and mono-pitched roof. Access is via concertina loading doors to the warehouse area. Internally the units have WCs, painted concrete floors, fluorescent strip lighting and UPVC double glazed windows to the front. Externally there is a tarmac car park area/road with concrete loading aprons to the front of each property.

## Accommodation

Unit No.	Description	Sq.M	Sq.Ft
6	Warehouse/workshop	38.3	412
8	Warehouse/workshop	38.3	412
12	Warehouse/workshop	38.4	413
14	Warehouse/workshop	37.4	402
16	Warehouse/workshop	37.4	402
18	Warehouse/workshop	37.4	402

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS Code of Measuring Practice. Fittings may have restricted measurement at the time of inspection and therefore, interested parties should verify these dimensions for themselves.

## Business Rates

We anticipate the individual units will potentially benefit from small business rates relief. Further information is available from the agent on request.

## Services

All usual mains services are available. These have not been tested and any potential tenant is advised to satisfy themselves that they are suitable for their requirements.

## Planning

The units are suitable for trade/warehousing/industrial use.

## Lease Terms

The units are available on new full repairing and insuring leases from 1 year upwards.



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## Rental

£375 pcm (£4,500 per annum) each, subject to contract. The rental is inclusive of service charge but does not include buildings insurance, business rates (if liable), contents insurance and utilities. Buildings insurance will be reclaimed from the tenant by the landlord. All other expenses will be the responsibility of each tenant.

## EPC

Band D.

## VAT

All figures are exclusive of VAT which won't be payable.

## Viewings

Strictly by prior appointment with the sole agents. Contact:

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0121 234 0414  
07837 514735  
[helen.kendrick@johnsonfellows.co.uk](mailto:helen.kendrick@johnsonfellows.co.uk)

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Details Dated: June 2019

Photos taken: May 2019





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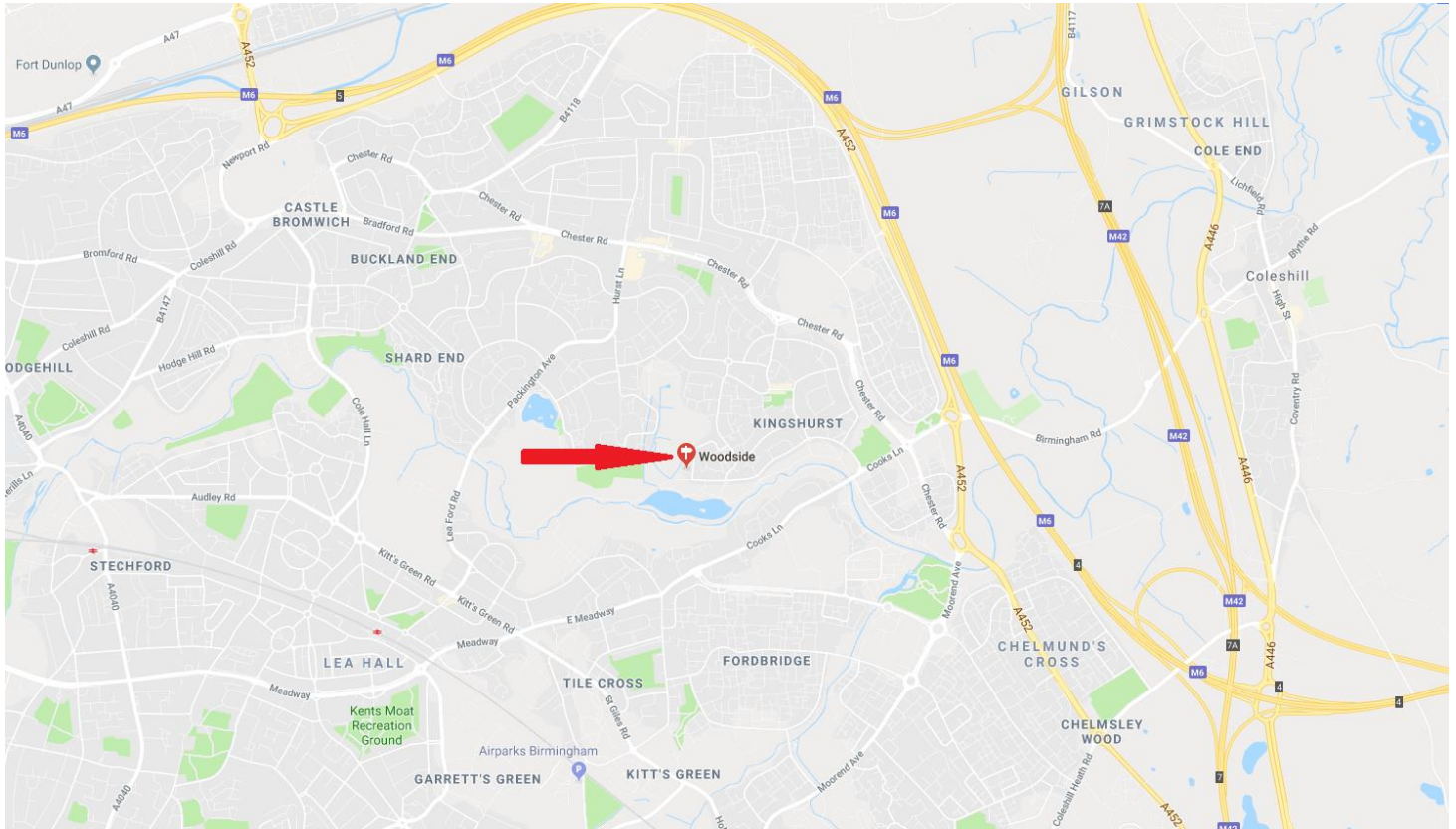
**Promapv2**  
LANDMARK INFORMATION

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## Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017

Money Laundering Regulations require identification checks to be undertaken upon parties acquiring property. As such, proof of identity information will be requested before a transaction completes.

## Consumer protection from unfair trading regulations 2008

Johnson Fellows and their clients and any joint agents, give notice that: (i) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.