

DONOVAN WORKS, NORTHCOTE ROAD, STECHFORD, B33 9BG



TO LET

SUBSTANTIAL INDUSTRIAL/ WAREHOUSE FACILITY

17,500 sq.ft/1,625.79 sq.m

- Prominent corner position, situated at the inter-section of Northcote Road (cul-de-sac) and Albert Street.
- Three phase electrical supply (sub-station).
- Excellent off-street car parking spaces.
- Within close proximity to Stechford Retail Park.
- Circa 4½ miles due east of Birmingham City Centre.
- Circa 2 miles from Junction 5 of the M6 Motorway.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent corner position, situated at the inter-section of Northcote Road (cul-de-sac) and Albert Street.

Mixed use location, including office accommodation, industrial/warehouse facilities and Stechford Retail Park.

Junction 5 of the M6 Motorway is located approximately 2 miles north east.

Birmingham City Centre is located approximately 4½ miles due west.

DESCRIPTION

The subject premises provides predominantly ground floor, industrial/warehouse accommodation, including ancillary office accommodation.

Advantages include :

- Excellent off-street car parking .
- Minimum working height circa **12ft/3.66** metres.
- Excellent natural light.
- Roller shutter door access.
- Off street loading.

- High quality office accommodation.

ACCOMMODATION

17,500 sq.ft/**1,625.79** sq.m.



For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

SMB
Stephens McBride

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TENURE

The property is available on the basis a 6 year FRI lease (3 year review pattern).

LEGAL COSTS

Each party to bear their own proper legal costs.

RENTAL

£50,000 per annum exclusive, payable quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

As yet the unit has not been separately assessed. Further information is available from the sole letting agents.

MAINS SUPPLIES

The property has the advantage of all mains supplies including a substantial three phase electrical supply, gas, water and drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

For More Information Contact:

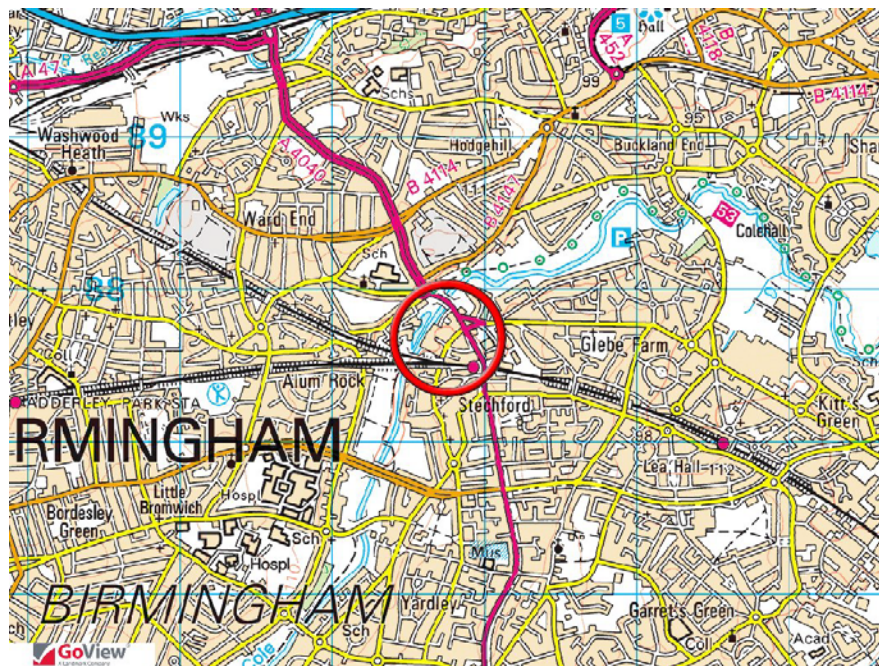
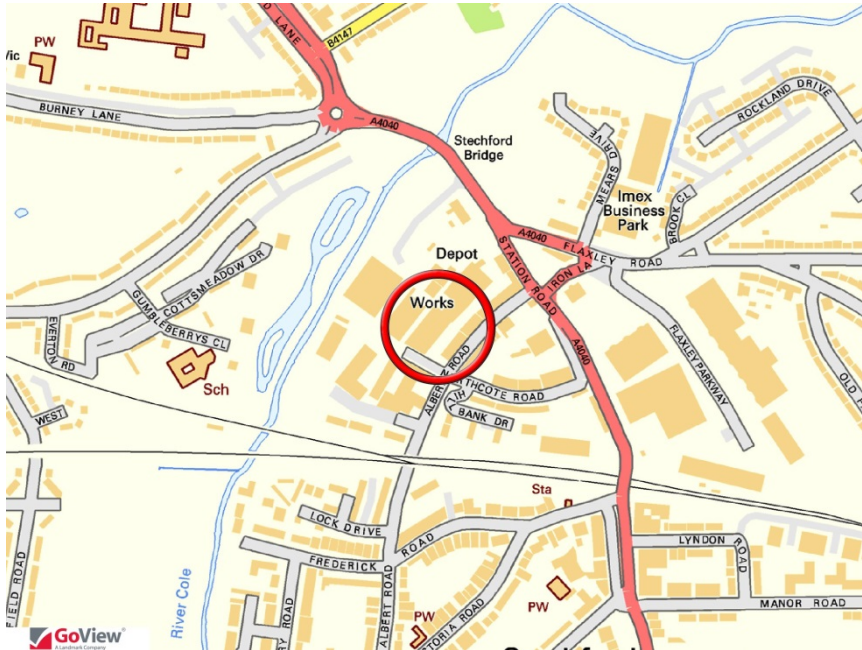
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.