

TO LET

Industrial/warehouse units from
1,350 sq.ft (125 sq.m)



STIRCHLEY TRADING ESTATE

Hazelwell Road, Stirchley, Birmingham B30 2PF

MUCKLOW

www.mucklow.com

The estate comprises a range of production/storage units within an attractively landscaped and secure environment benefiting from electronic gates and CCTV. It is located within easy reach of the city centre and motorway network.

LOCATION

Stirchley Trading Estate is located approximately 4 miles south of Birmingham City Centre along the A441 Pershore Road. The estate is conveniently located for Junction 2 of the M42 which is 4 miles to the south.

DESCRIPTION

The estate provides a range of units from 1,350 to 12,000 sq.ft and is occupied by both local and national businesses undertaking a range of activities. The available space comprises:

- Refurbished accommodation
- Steel portal frame/clear span warehousing
- A range of clear working heights from 8ft to 22ft (2.4m to 6.7m)
- Integral offices
- Generous shared yard, dedicated loading and parking provision
- Secure site with electronic gate and CCTV
- Attractive landscaped areas

USE

The units are suitable for a range of uses including manufacturing/production and storage. Other uses may be considered by the landlord, subject to planning.

SERVICES

All units benefit from 3 phase electricity and water. Certain units on the estate also have mains gas available.

LEASE TERMS

The units are available by way of new full repairing and insuring leases for a term to be agreed.

SERVICE CHARGE

A service charge is payable half yearly in advance to the managing agent and covers the cost of the management and upkeep of the common parts of the estate.

INSURANCE

Insurance for the building is via the landlord's block policy with the appropriate premium for each unit being recharged to the relevant tenant.

VAT

All prices are quoted exclusive of VAT which is charged in addition at the rate prevailing.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation of a new lease.

LANDLORD

A & J Mucklow Group Plc is a long established Midlands based property company with its head office in Halesowen. It focuses on the long term ownership and development of industrial and commercial property.

The company prides itself on maintaining its excellent reputation for providing a quality product and service to its customers.

TIMING

Occupation can be provided in a very short period of time subject to agreement and completion of the lease.

VIEWING

Via the letting agents or Mucklow direct.

CURRENT AVAILABILITY

Please refer to the accompanying schedule for details of units currently available for lease.



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use postcode **B30 2PF**



Letting Agents:



Misrepresentation Act: These particulars are a general outline only for the guidance of purchasers or tenants and do not constitute the whole or any part of an offer or contract.

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CURRENT AVAILABILITY

Unit Number	Size	Rent pa	Service Charge pa	Rateable Value	Rates Payable pa	EPC Band
Unit 11	1,700 sq ft	£12,750	£952	£9,400	£Nil	D - 90

Insurance for the building is covered under a block policy with Aviva, paid by the landlord and under the terms of the lease to be reimbursed by the tenant.

Service Charge covers the common areas and maintenance of the estate and is currently £0.56 per square foot per annum, payable half yearly in advance to our managing agents, Cushman & Wakefield.

Businesses with a property with a rateable value of up to £12,000 will receive 100 percent relief, while those with a property with a rateable value of £12,000 to £15,000 will receive tapered relief.

For more information please contact Stuart Haydon on 0121 550 1841, email: stuart.haydon@mucklow.com or visit our website: www.mucklow.com.



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