

# STIRCHLEY

TRADING ESTATE

Hazelwell Road, Stirchley,  
Birmingham B30 2PF

# TO LET

## DESCRIPTION

Unit 5 is of steel portal frame construction with brick elevations. The unit is accessed via a electric roller shutter. The internal offices are of block construction, with carpet, heating and lighting. The unit also provides WC facilities. Car parking and loading is provided to the front. The unit benefits from 3 phase power and a minimum working height of 3m. Circa 40% office content.

## ACCOMMODATION

Warehouse 150.74 sq m 1,622 sq ft

**Total GIA (150.74 sq m) 1,622 sq ft**  
Approximate gross internal floor areas

## PLANNING

Stirchley Industrial Estate has planning for B1(c) (light industrial) B2 (general industrial) and B8 (storage & distribution) uses, under the Town & Country Planning (Use Classes) Order 2005, subject to landlords consent.

## TERMS

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

£9,327 per annum exclusive

## BUSINESS RATES

The Valuation Office Agency have stated on their website that the 2010 rateable value of the unit is £11,750, however we recommend that all interested parties make their own enquiries as to the rates payable.

## VAT

Rents/Service Charges are exclusive of VAT.

## UNIT 5

STIRCHLEY INDUSTRIAL ESTATE  
HAZELWELL ROAD, STIRCHLEY

## BIRMINGHAM

## B30 2PF



Images for identification purposes only

## 1,622 sq.ft (150.74 sq.m)

## ENERGY PERFORMANCE CERTIFICATE

This property has been given an energy performance rating of E (117). A full copy of the EPC is available upon request.



BNP Paribas Real Estate  
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## MUCKLOW

Stuart Haydon  
Tel: 0121 550 1841  
Email: stuart.haydon@mucklow.com

Hazelwell Road, Stirchley,  
Birmingham **B30 2PF**

## DESCRIPTION

Unit 13 is of steel portal frame construction with brick elevations and ancillary office accommodation. The unit is accessed via a electric roller shutter. The internal offices are of block construction, with carpet, heating and lighting. The unit also provides WC facilities. Car parking and loading is provided to the front. The unit benefits from 3 phase power and a minimum working height of 3m.

## ACCOMMODATION

Warehouse 160.35 sq m 1,726 sq ft

**Total GIA (160.35 sq m) 1,726 sq ft**  
Approximate gross internal floor areas

## PLANNING

Stirchley Industrial Estate has planning for B1(c) (light industrial) B2 (general industrial) and B8 (storage & distribution) uses, under the Town & Country Planning (Use Classes) Order 2005, subject to landlords consent.

## TERMS

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

£9,925 per annum exclusive

## BUSINESS RATES

The Valuation Office Agency have stated on their website that the 2010 rateable value of the unit is £11,000, however we recommend that all interested parties make their own enquiries as to the rates payable.

## VAT

Rents/Service Charges are exclusive of VAT.

**UNIT 13**  
STIRCHLEY INDUSTRIAL ESTATE  
HAZELWELL ROAD, STIRCHLEY  
**BIRMINGHAM**  
**B30 2PF**



Images for identification purposes only

**1,726 sq.ft (160.35 sq.m)**

## ENERGY PERFORMANCE CERTIFICATE

This property has been given an energy performance rating of D (78). A full copy of the EPC is available upon request.



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Hazelwell Road, Stirchley,  
Birmingham **B30 2PF**

## DESCRIPTION

Unit 15 is of steel portal frame construction with brick elevations and ancillary office accommodation. The unit is accessed via a electric roller shutter. The internal offices are of block construction, with carpet, heating and lighting. The unit also provides WC facilities. Car parking and loading is provided to the front. The unit benefits from 3 phase power and a minimum working height of 3m.

## ACCOMMODATION

Warehouse	96.57 sq m	1,039 sq ft
Ground Floor Offices	22.47 sq m	242 sq ft

**Total GIA (119.04 sq m) 1,281 sq ft**  
Approximate gross internal floor areas

## PLANNING

Stirchley Industrial Estate has planning for B1(c) (light industrial) B2 (general industrial) and B8 (storage & distribution) uses, under the Town & Country Planning (Use Classes) Order 2005, subject to landlords consent.

## TERMS

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

£7,366 per annum exclusive

## BUSINESS RATES

The Valuation Office Agency have stated on their website that the 2010 rateable value of the unit is £8,200, however we recommend that all interested parties make their own enquiries as to the rates payable.

## VAT

Rents/Service Charges are exclusive of VAT.

## UNIT 15

STIRCHLEY INDUSTRIAL ESTATE  
HAZELWELL ROAD, STIRCHLEY

## BIRMINGHAM

## B30 2PF



Images for identification purposes only

## 1,281 sq.ft (119.04 sq.m)

## ENERGY PERFORMANCE CERTIFICATE

This property has been given an energy performance rating of D (89). A full copy of the EPC is available upon request.



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# STIRCHLEY

TRADING ESTATE

# TO LET

Hazelwell Road, Stirchley,  
Birmingham **B30 2PF**

## DESCRIPTION

Unit 22 is of steel portal frame construction with brick elevations and ancillary office accommodation. The unit is accessed via a electric roller shutter. The internal offices are of block construction, with carpet, heating and lighting. The unit also provides WC facilities. Car parking and loading is provided to the front. The unit benefits from 3 phase power and a minimum working height of 3m.

## ACCOMMODATION

Warehouse	409.1 sq m	4,404 sq ft
WC's/Ancillary	19.2 sq m	205 sq.ft

<b>Total GIA</b>	<b>(428.3 sq m)</b>	<b>4,609 sq ft</b>
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Approximate gross internal floor areas

## PLANNING

Stirchley Industrial Estate has planning for B1(c) (light industrial) B2 (general industrial) and B8 (storage & distribution) uses, under the Town & Country Planning (Use Classes) Order 2005, subject to landlords consent.

## TERMS

The unit is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

£25,750 per annum exclusive

## BUSINESS RATES

The Valuation Office Agency have stated on their website that the 2010 rateable value of the unit is £19,750, however we recommend that all interested parties make their own enquiries as to the rates payable.

## VAT

Rents/Service Charges are exclusive of VAT.

## UNIT 22

STIRCHLEY INDUSTRIAL ESTATE  
HAZELWELL ROAD, STIRCHLEY

## BIRMINGHAM

## B30 2PF



Images for identification purposes only

## 4,609 sq.ft (428.3 sq.m)

## ENERGY PERFORMANCE CERTIFICATE

This property has been given an energy performance rating of C (61). A full copy of the EPC is available upon request.



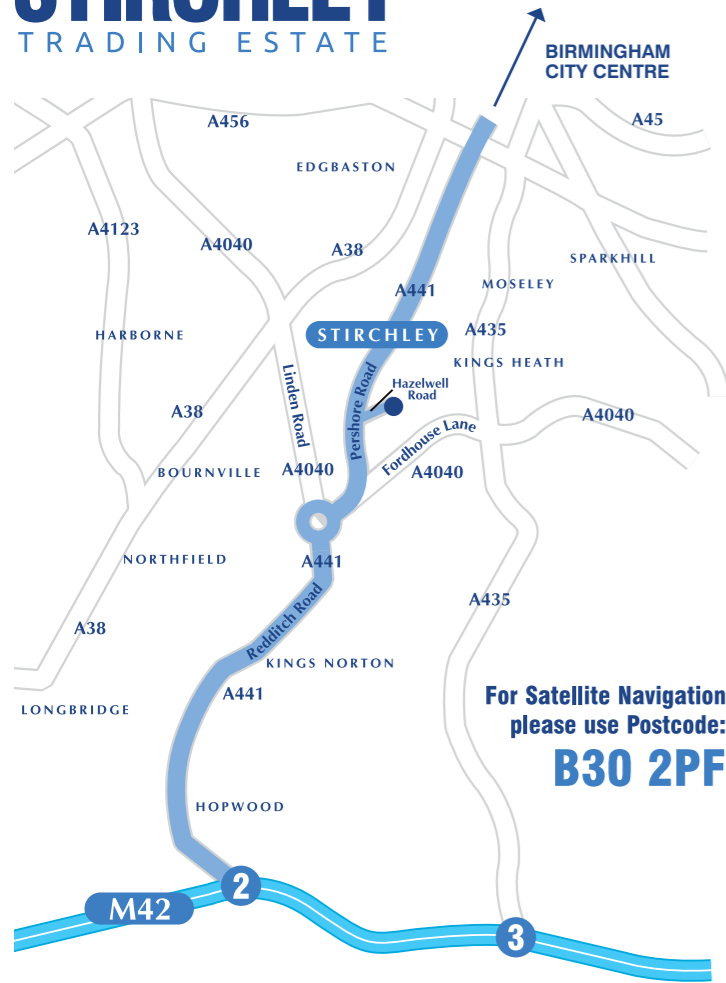
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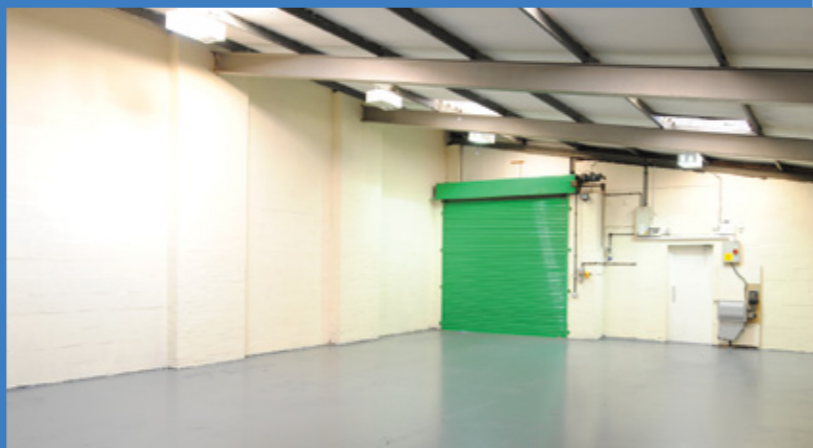
# STIRCHLEY

TRADING ESTATE



## TO LET

WAREHOUSE/INDUSTRIAL UNITS  
1,350 – 12,000 SQ.FT. (125 – 1,115 SQ.M.)



# STIRCHLEY

TRADING ESTATE

Hazelwell Road, Stirchley,  
Birmingham  
**B30 2PF**

**BNP PARIBAS**  
REAL ESTATE

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# STIRCHLEY

## TRADING ESTATE

### 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 is popular with a range of local and national occupiers including Speedy Hire and Howdens, and comprises:

- 34 industrial / warehouse units
- Roller shutter door access in to each of the units
- Dedicated parking and loading areas for each unit
- Units 21 & 22 have dedicated secure service yard areas
- Clear working heights ranging from 2.95m – 6.1m

### SERVICES

We understand that all mains services are connected to the estate, however, the ingoing tenants are advised to satisfy themselves that these are suitable for their own requirements.

### TENURE

The units are available on a new full repairing and insuring lease for a term of years to be agreed.

### SERVICE CHARGE

The service charge is payable six monthly in advance to the managing agents, DTZ.

### VAT

All prices or rents quoted are exclusive of VAT unless otherwise stated.

### LEGAL COSTS

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

### VIEWING

Strictly by prior appointment with the sole agent BNP Paribas Real Estate or Mucklow direct.

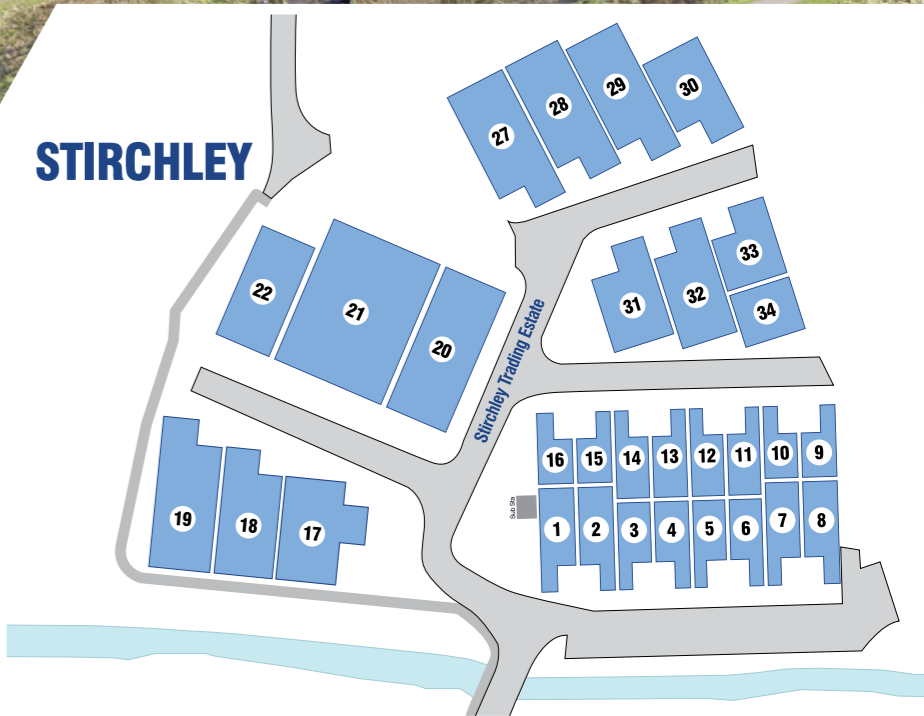
### TIMING

Occupation can be arranged in a very short period of time with the ability to agree the lease within a week subject to terms.

### LANDLORD

A&J Mucklow Group Plc is a long established Midlands based property company focusing on the long term ownership and development of industrial and commercial property.

The company has always maintained an excellent reputation for providing a quality product and service to its customers.



# TO LET

WAREHOUSE/INDUSTRIAL UNITS  
1,350 – 12,000 SQ.FT. (125 – 1,115 SQ.M.)