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MANAGEMENT • SALES & LETTINGS • VALUATIONS • RENT REVIEWS • ACQUISITIONS • INVESTMENTS • RATING • DEVELOPMENT

TO LET

**INDUSTRIAL/WAREHOUSE UNIT
WYNFORD INDUSTRIAL ESTATE
WYNFORD ROAD, ACOCKS GREEN,
BIRMINGHAM,
B27 6JP**

5,575 sq ft (518 sq m)

Well located in an established industrial estate.

Four miles south east of Birmingham City Centre.

Junction 5 of M42 Motorway approximately 6 miles distant.

bulleys.co.uk/wynford

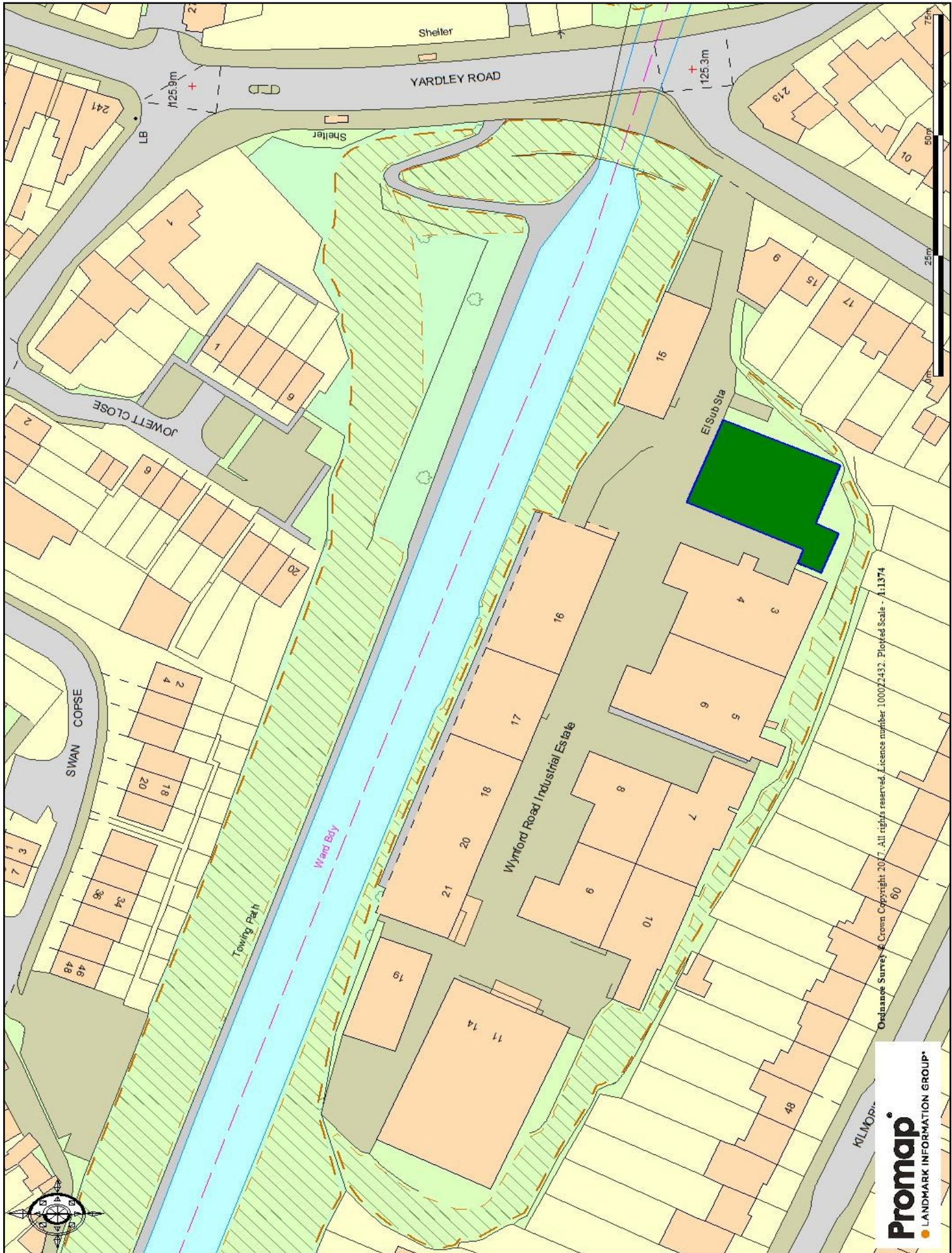


INDUSTRIAL AND COMMERCIAL PROPERTY SPECIALISTS

Telford
01952 292233

Oldbury
0121 544 2121
View more at bulleys.co.uk

Wolverhampton
01902 713333



Site Plan- For Identification only- Not to scale. Accuracy cannot be guaranteed

LOCATION

The premises are situated on Wynford Industrial Estate which is just off the B4146 Yardley Road which in turn leads to the A45 Coventry Road where Birmingham Airport and Junction 5 of the M42 motorway are situated, approximately 6 miles distant. Birmingham City Centre is approximately 4 miles from the estate with Solihull a similar distance away. Situated less than 1 mile distant is Acocks Green Railway Station.

DESCRIPTION

Wynford Industrial Estate comprises a multi-let industrial estate of 21 units. The majority of units are constructed of brick/blockwork elevations with cladding above under a pitched insulated roof with concrete floor. Fluorescent strip lights or sodium lighting is provided throughout and the accommodation consists of warehouse, office, kitchenette and toilet facilities.

ACCOMMODATION

Gross internal areas approximately:

	sq ft	sq m
Unit 1/2	5,575	518

OUTSIDE

To the side of the property is an area for loading/unloading with parking available on-site.

SERVICES

We are advised that mains water, drainage, electricity and gas are connected or available. However, interested parties are advised to check this position with their advisors/contractors.

RENTAL

Upon application.

LEASE TERMS

The units are available by way of a new full repairing and insuring lease on flexible terms to be agreed.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

PLANNING

Interested parties are advised to make their own enquiries with Birmingham City Council on 0121 303 1115.

RATES

We are advised by the Valuation Office Agency website that the current assessment is as follows:

<u>Unit</u>	<u>Rateable Value</u>	<u>Rates Payable</u>
Unit 1/2	£13,000	£6,240 (2018/19)

The above rates payable figure does not take into account Small Business Rates Relief and Transitional Relief/Surcharges where applicable. Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

EPC

EPC's have been carried out on these properties as follows:-

Unit 1/2	54 C
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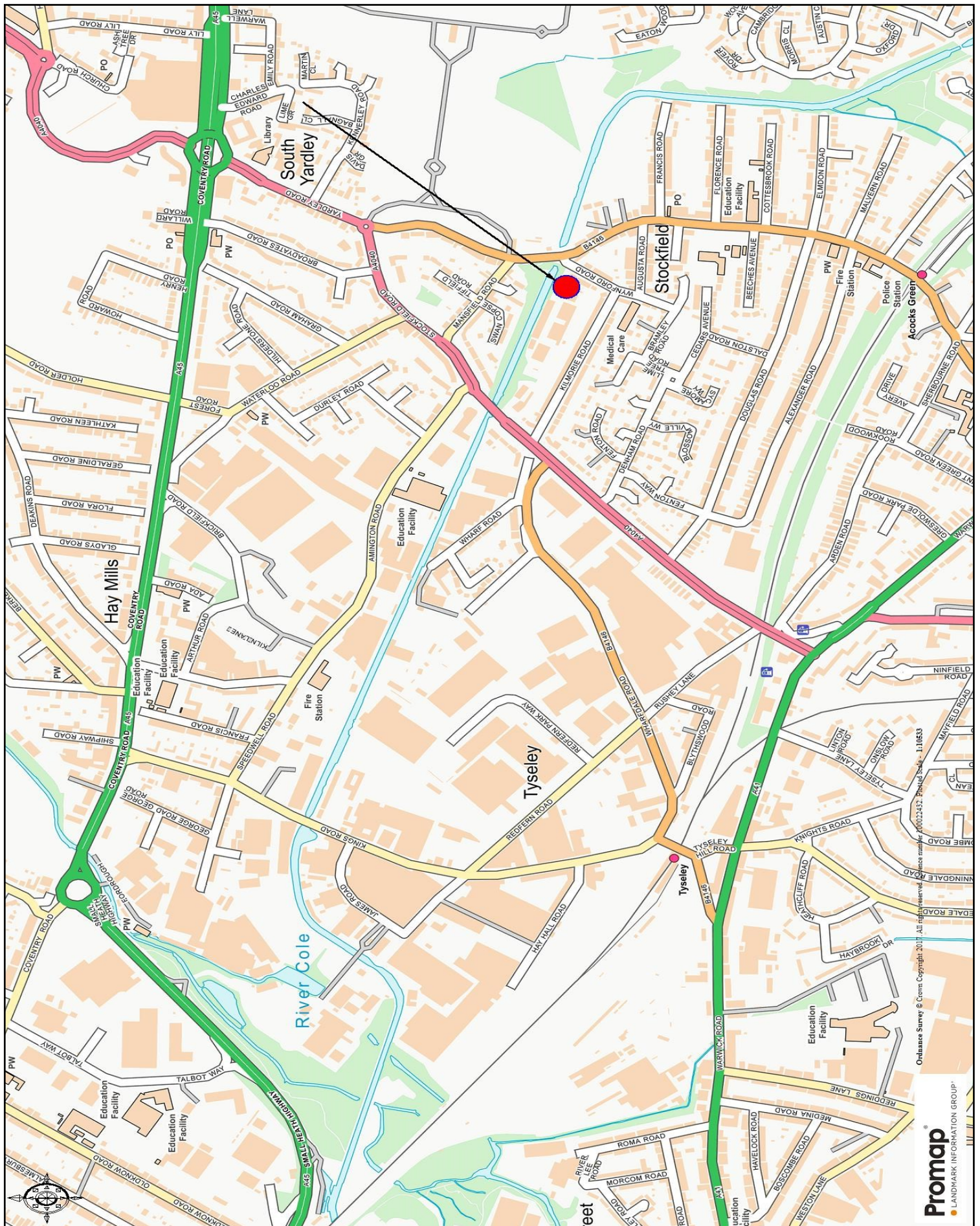
WEBSITE

Aerial photography and further information is available at: bulleys.co.uk/wynford.

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details updated 12/18.



IMPORTANT NOTICE

Bulleys for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of Bulleys has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) All rentals and prices are quoted exclusive of VAT.
- (v) The reference to any plant, machinery, equipment, fixtures and fittings at the property shall not constitute a representation (unless otherwise stated) as to its state and condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.
- (vi) Any movable contents, fixtures and fitting referred to in these particulars (including any shown in photographs) are excluded from the sale/letting, unless stated otherwise.