

BURLEY BROWNE

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WORKSHOP/INDUSTRIAL UNIT

TO LET

**UNIT 13
BURHILL WAY
OFF WATERLOO AVENUE
FORDBRIDGE
SOLIHULL
B37 6RF**



Gross Internal Area 267.28 sq m / 2,877 sq ft or thereabouts

**Fully Refurbished Unit
With High Quality Internal Fit Out**

Quoting rent £21,750 per annum

3.9 m to eaves (12 ft 2 in to eaves)

**On-site parking
Additional parking via separate negotiation with estate owner**

0121 321 3441

LOCATION

The property is located to the rear of the estate and is part of a terrace of units.

Access to the estate is via Waterloo Avenue and Burhill Way.

The unit is well placed for the NEC and Birmingham Airport.

DESCRIPTION

The property is a unit of steel portal frame construction with brick/block elevations and a pitched roof. The unit has 3.7m (12'2") to haunch, 4.9m (16') to the underside of the ridge. The property appears to have a 3 phase power supply although no testing of the previous electrical systems have taken place.

The property is heated and lit but we have not tested any of these systems.

Access to the unit is via a single personnel door into the ground floor office area or via a sliding shutter door into the workshop area. The property benefits from a ground floor office area and a first floor office/stores area. The office areas are carpeted and lit.

Security Shutters are provided to the office windows and the main personnel door.

A small single office exists at first floor level with a single stair off the workshop to gain access.

FLOOR AREA

**Gross Internal Floor Area –
267.28 sq m / 2877sq ft.**

Car Parking

Car parking spaces to the front of the unit are included. Additional parking spaces are available at rent of £500 per annum/space. This is via the estate owner.

LEASE

The property is to be let on a new full repairing and insuring lease, the length of which is to be agreed on negotiation.

The landlord will insure the property and recharge this annual building insurance cost to the occupier.

RENT

£21,750 per annum exclusive, assuming a minimum 6 year lease.

BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £12,500.

Rates Payable 2019/2020 £6,300 prior to any transitional arrangements or small business rate relief which may apply.

However, businesses may benefit from a tapered relief from business rates in 2019/20120 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Solihull) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Band Rating B with an EPC score of 50.

LEGAL COSTS

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

ESTATE CHARGE

The tenant will be responsible for payment of the Estate Charge. The current estate charge is £250 per annum.

VAT

All figures quoted are exclusive of VAT, which may be payable.

VIEWING

Strictly by appointment, please contact Mark Fitzpatrick - Burley Browne on 0121 321 3441.



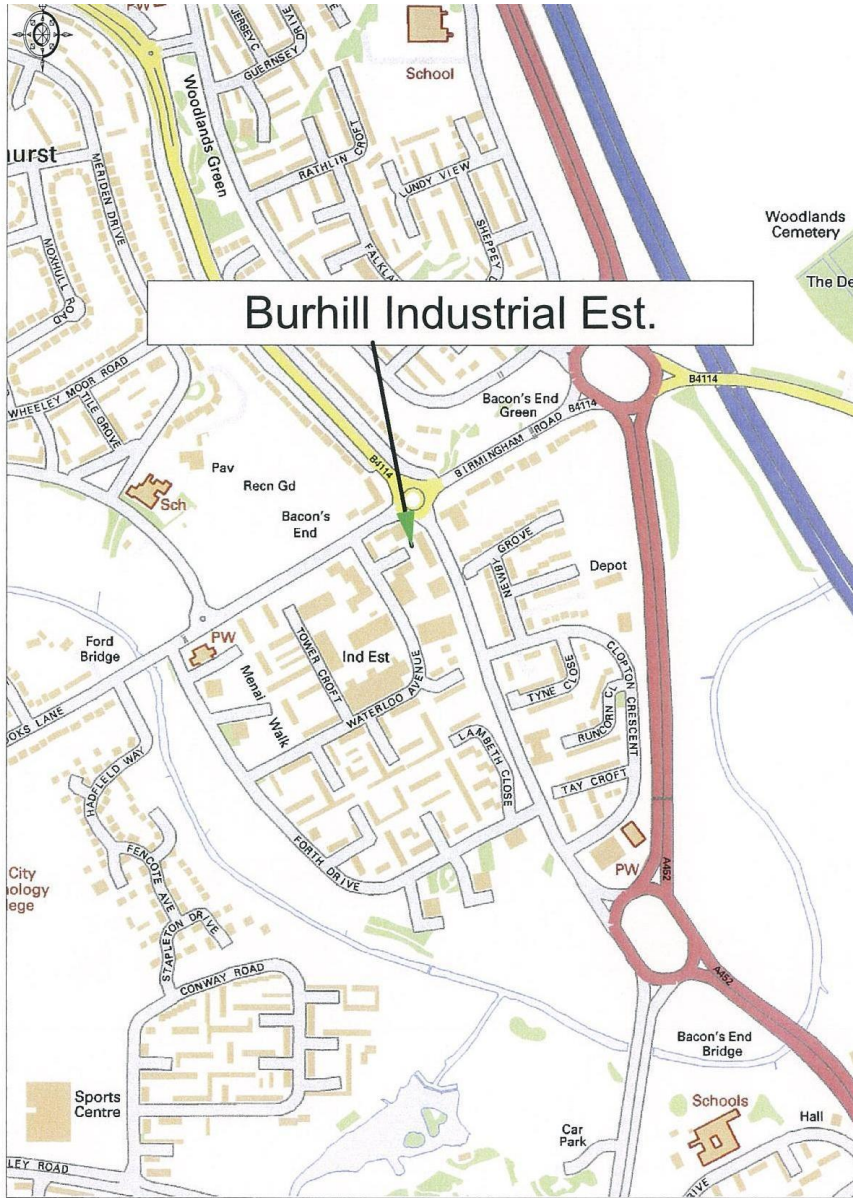
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

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