

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 267.28m²/2,877 sq ft or thereabouts

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.

FLOOR AREA

**Gross Internal Floor Area -
267.28m²/2,855sq ft.**

Car Parking

Car parking spaces to the front of the unit are included.

LEASE

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

RENT

£21,000 per annum exclusive.

BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £12,500. Rates Payable 2016/2017 £6,077 prior to any transitional arrangements.

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

ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

LEGAL COSTS

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

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.***



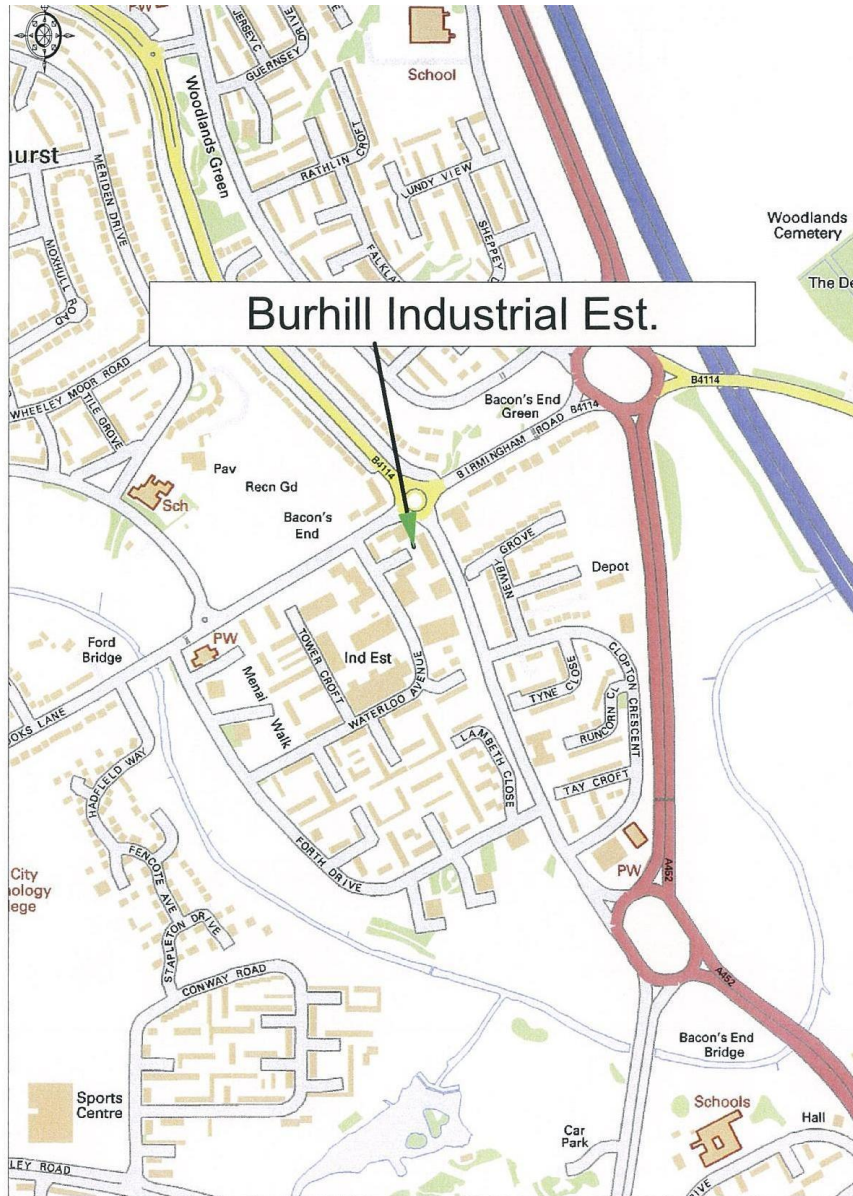
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE
CONDITIONS PRINTED ON THE LAST PAGE.**

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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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