

# **BURLEY BROWNE**

**www.burleybrowne.co.uk**

**OFFICES AND STORES**

**TO LET**

**UNIT 7, HOLLY PARK INDUSTRIAL ESTATE  
SPITFIRE ROAD  
BIRMINGHAM  
B24 9PB**



**361.20 m<sup>2</sup>/ 3,888 sq ft or thereabouts**

**7 off street parking spaces**

**0121 321 3441**

## LOCATION

The property is located on Spitfire Road and is a single two storey unit within a terrace of units in a scheme known as Holly Park.

The property is located close to the A38 Tyburn Road and Spitfire Road is accessed off Holly Lane which runs off the A38.

The property is approximately 4 miles north east of Birmingham City and access to the M6 is available via Junction 6 – north and south bound and south bound only via junction 5 of the M5.

## DESCRIPTION

The property is part of a terrace of units all of steel portal frame construction with brick and profile clad elevations under a pitched lined roof construction.

The building is divided into small offices and a showroom area at ground and first floor with a small workshop at ground floor with access to this area via a roller shutter door.

## ACCOMMODATION

The property comprises the following accommodation:

Ground Floor (GIA) 193.88m<sup>2</sup>/2,087 sq ft  
First Floor (GIA) 167.32m<sup>2</sup>/1,801 sq ft  
**Total 361.20m<sup>2</sup>/3,888 sq ft**

## PARKING

7 parking spaces exist to the front of the plot.

## LEASE TERMS

The property is available by way of a 6 year full repairing and insuring lease.

## RENT

£32,548 per annum exclusive.

## BUSINESS RATES

Rateable Value £24,500 obtained from the Valuation Office Rating List.

Local Authority Reference – 5541548.

Rates Payable 2018/2019 £11,760 prior to any transitional arrangements.

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

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## 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 we believe will be applicable to any letting of the property.

## VIEWING

***Strictly by appointment, please contact:-***

***Mark Fitzpatrick  
Burley Browne on 0121 321 3441.***



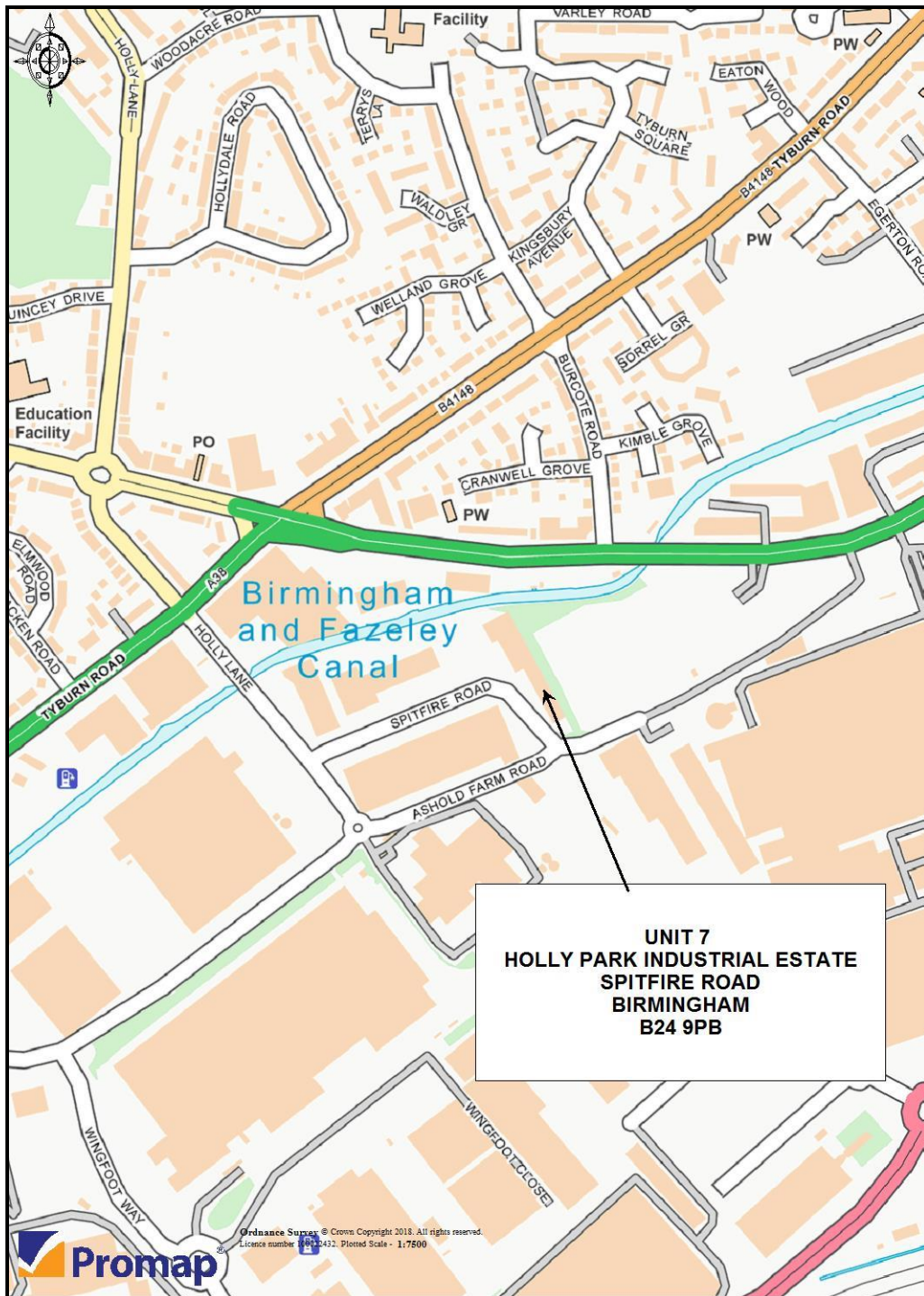
For the latest news, [follow us](#) on twitter

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

9151

101018A

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](http://www.commercialleasecode.co.uk)



Ordnance Survey © Crown Copyright 2018. All rights reserved.  
Licence number 10002432. Plotted Scale - 1:7500



## **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.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd**  
**Registered in England No. 5488324**  
**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**