



**BNP Paribas Real Estate  
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Birmingham  
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## **TO LET**

### **Industrial Accommodation**

**Unit 6, Stirchley Trading Estate, Hazelwell Road,  
Stirchley, Birmingham, B30 2PF**



- **1,722 sq ft (160 sq m)**
- **Excellent Services / Facilities**

## Location

Stirchley Trading Estate is located on Hazelwell Road, off the A441 Pershore Road, approximately 5 miles from J2 of the M42, giving access to the Midlands and national motorway network, and 4 miles from Birmingham City Centre

## Description

The subject accommodation benefits from:

- Single storey warehouse / industrial unit of steel portal frame with brick elevations and ancillary office accommodation
- Roller shutter door
- Minimum working height 3m
- Fluorescent lighting
- Carpeted offices
- Roller shutter
- Secured estate with electronically controlled gates

## Tenure

Fully Repairing and Insuring Lease available for a term to be agreed

## Rent

£10,000 per annum exclusive

Payable quarterly in advance

## Business Rates

We understand that the 2010 rateable value of the unit is £11,750 per annum



Images / Maps for indicative purposes only

## VAT

All figures quoted are exclusive of VAT which will be payable

## Legal Costs

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

## Viewing and Further Information

By arrangement with the sole agents BNP Paribas Real Estate

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Subject to Contract November 2010

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