

7-8 Magreal Business Park, Freeth Street, Birmingham, B16 0QZ



TO LET

Modern Business Premises with Car Parking

Gross Internal Area: 3,900 ft² (362.31 m²) approximately

Location

The property is situated on Magreal Industrial Estate, a modern estate accessed off Freeth Street in Ladywood approximately 1 mile east of Birmingham City Centre.

The property benefits from excellent communication links being situated off Icknield Street and the Middle Ring Road (Ladywood Middleway - A41).

The middle ring road provides direct dual carriageway access to the main Aston Expressway circa. 2 miles north east and J6 of the M6 motorway at Spaghetti Junction.

Description

The property comprises a modern, end terrace steel portal framed business unit which has been converted to provide warehouse and workshop space to ground floor level and modern, predominately open plan office space to the first-floor level.

The ground floor benefits from two large electronically operated loading doors with the space having been split by concrete blockwork to provide a number of cellular workshops and storage.

The space also benefits from comms room, storage and WC facilities.

The first floor provides predominately open plan office space with a meeting room, raised access flooring, CAT 5e data cabling, central heating, carpet flooring, emulsion coated walls and double-glazed windows.

Externally the estate is secured by electronically operated gates with palisade fencing and a rear grassed area overlooking the canal.

There are 4 car parking spaces which are also included along with integral parking within the warehouse and additional estate and on-street car parking.

Accommodation

Total (GIA) 3,900 ft² 362.31 m²



Rental / Terms

The property is available to let on a new lease with length to be agreed at £25,000 per annum exclusive.

Business Rates

We understand the property has a rateable value of:

RV: £20,250
Rates Payable: £9,720

However, we believe the property could be split and reassessed for rating purposes.

VAT

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

Energy Performance Certificate

Available upon request from the agent.

Services

It is understood that all mains electric, water and drainage are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning Use

We understand the property has consent under use classes B1 (Business) B2 (General Industrial) and B8 (Storage & Distribution).

Availability

The properties are immediately available, subject to the completion of legal formalities.

Viewings

Strictly via the sole selling agents Siddall Jones on
0121 638 0500