

TO LET

UNIT 4 NORTHFIELD TRADING ESTATE

620 BRISTOL ROAD SOUTH, BIRMINGHAM B31 2JR



INDUSTRIAL WORKSHOP/WAREHOUSE WITH GATED YARD & PARKING

3,500 sq ft (325.2 sq m) (Approx. Total Gross Internal Area)

- Prominent multi-let trading estate fronting the A38 Bristol Road South
- Newly refurbished
- Secure, gated site with onsite parking

LOCATION

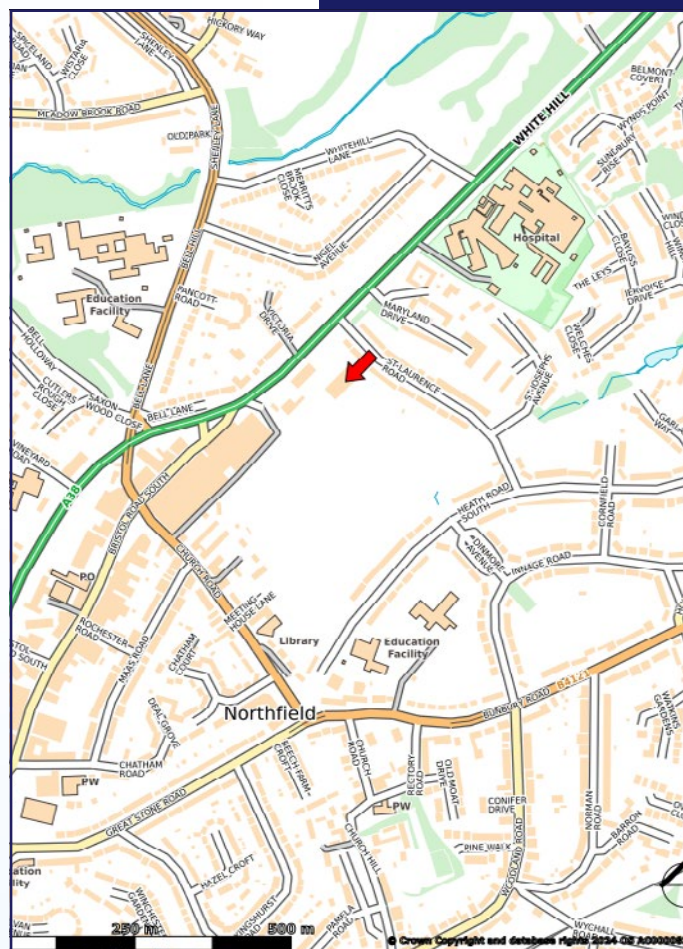
The estate is located in a prominent position fronting the Bristol Road South (A38) approximately 7 miles South West of Birmingham city centre with access to the National Motorway network provided via Junction 3 of the M5, approximately 6 miles distant. Northfield Shopping Centre is located immediately West of the property.

DESCRIPTION

The properties comprise a terrace of trade counter / warehouse premises benefitting from the following specification:

- Eaves height of approximately 5m
- 1 electric roller shutter loading door
- 3 phase electricity
- LED lighting & translucent roof lights
- Metal profile clad roof
- Office accommodation
- W.C. facilities
- Demised car parking
- Secure gated site

POSTCODE: B31 2JR



ACCOMMODATION

	SQ M	SQ FT
Warehouse	289.2	3,112.9
Offices	36.0	387.5
TOTAL Approx. Gross Internal Area	325.2	3,500.4

TENURE

The units are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Quoting rent based on £35,000 per annum exclusive

BUSINESS RATES

Rateable Value (2023) - £21,750

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.



EPC

EPC Rating - C (62)

VAT

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

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G6516 Date: 07/25

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
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