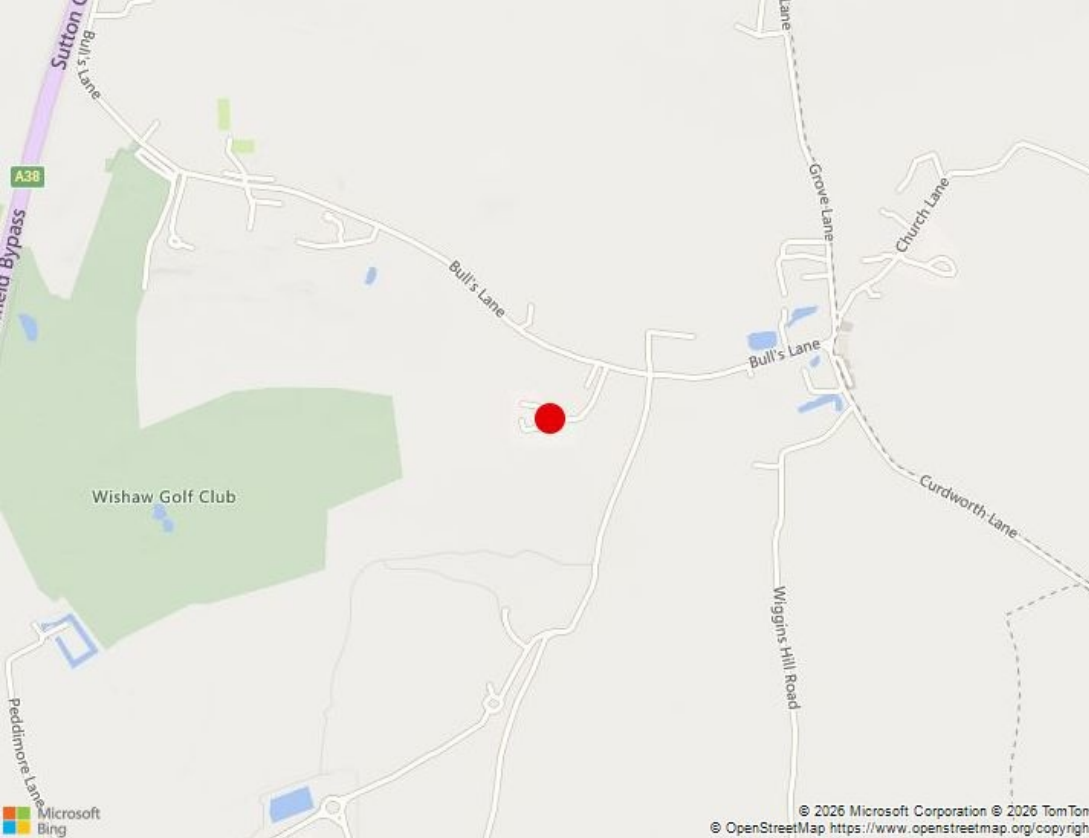


STARTER WAREHOUSE UNIT - TO LET

Unit 10 Backgrove Farm, Bulls Lane, Wishaw, Sutton Coldfield, West Midlands, B76 9QN

725 SqFt (67.35 SqM) | £10,000 per annum exclusive





KEY FEATURES

- Self contained warehouse building
- Front Roller Shutter Door
- Minimum Eaves Height 3m
- Situated within the Wishaw district of Sutton Coldfield
- Easy driving distance of M42 Motorway and M6 Toll Road
- Secure gated entrance to estate

LOCATION

The property is situated within the Back Grove Farm estate off Bulls Lane in the Wishaw district of Sutton Coldfield. Bulls Lane has nearby access with Curdworth Lane/Wishaw Lane which in turn continues towards the south east and provides links with Kingsbury Road (A4097). Kingsbury Road has nearby access with the M42 Motorway and M6 Toll Road at Junction 9.

DESCRIPTION

The subject property comprises a self contained starter unit benefiting from a roller shutter door to the front elevation (4m x 3m) situated on a shared estate with secure gated entrance. The site offers communal toilet facilities and parking, specific provisions to be confirmed.

Area	SqFt	SqM
WAREHOUSE	725	67.35
Total Floor Area	725	67.35



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TERMS

The property is available on the basis of a new Full Repairing and Insuring lease.

ASKING RENT

£10,000 per annum exclusive

EPC

Assessment awaited.

BUSINESS RATES

Rateable Value £6,100 Rates Payable £2,635.20 for 2026/2027 prior to any transitional arrangements or small business relief.

However, businesses may benefit from 100% business rate relief on this property.

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

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. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT which we understand will be applicable.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1538

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk

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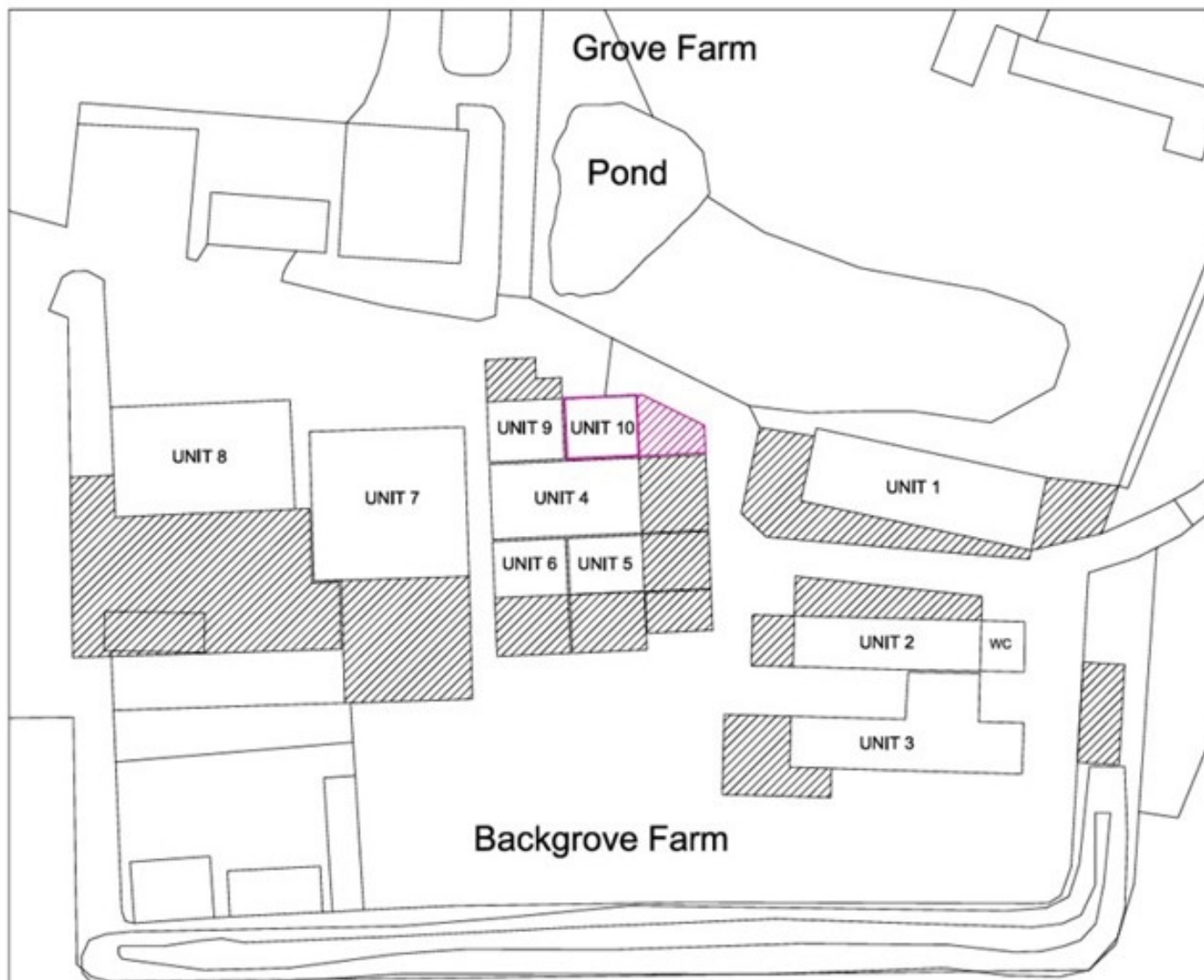


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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Block Plan



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