

TO LET

UNITS 1 - 3 STRATFORD STREET NORTH Industrial, Warehouse
SPARKBROOK

BIRMINGHAM
B11 1BU



THREE INDUSTRIAL / WAREHOUSE UNITS AVAILABLE AS A
WHOLE, COMBINED OR INDIVIDUALLY

ONSITE PARKING & SERVICE YARDS

26 High Street
Kings Heath
Birmingham
B14 7JT

Tel:
0121 441 3040

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Regulated by RICS

Location

The site is located on Stratford Street North, Sparkbrook approximately 2 miles south east of Birmingham city centre

Accommodation

The 3 Units are part of a terrace of 5 single storey industrial units with on site car parking and service yards. Internally the units are briefly fitted out to include concrete floor, 7m eaves, electrically operated roller shutter doors, and low energy high bay sodium lighting. The estate is set back behind a concrete yard and steel palisade fencing.

ACCOMMODATION

Three units Unit 1 - 1,710 sq ft and Units 2 & 3 - 2,045 sq ft each. Available individually or as a whole subject to availability.

Terms

The units are available on flexible lease terms as follows:

Unit 1 £11,650 pax
Units 2 & 3 £13,800 pax each

Further details area available from the agent.

Rateable value

Prospective occupiers are strongly advised to make independent enquiries of Birmingham Rating Authority on 0121 303 5509.

Services

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

SERVICE CHARGE

If let unit by unit an annual service charge is levied for the maintenance and upkeep of the common areas and security. Further details available from the agents.

Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 0121 441 3040. email: zafar@chiverscommercial.co.uk zafar@chiverscommercial.co.uk

Costs

Each party to bear their own costs in the transaction.

VAT

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

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All figures quoted are exclusive of VAT which will be added as required.

Additional Information

Energy Performance Certificate available.

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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:

Chivers Commercial for themselves and for vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract;
- (ii) all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) no person in the employment of Chivers Commercial has any authority to make or give any representation or warranty whatever in relation to this property.

