

# BURLEY BROWNE

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## LIGHT INDUSTRIAL UNIT

3 MONTH RENT FREE

(Available to suitable covenants on a 6 year letting)

**TO LET**

**EURO ENTERPRISE PARK  
STRATFORD STREET NORTH  
SPARKBROOK  
BIRMINGHAM  
B11 1BU**



Units 1 to 3 – 541.23 sq m / 5,826 sq ft

On site parking and service yard

Secure palisade fenced site

**0121 321 3441**

## LOCATION

The premises are located on Stratford Street North, Sparkbrook being approximately 2 miles south east of Birmingham City Centre.

Stratford Street North links to the main A4540 Bordesley Middleway in turn linking to the A41 and A45 which provides access to Birmingham City Centre and the wider Midland motorway network via Junction 6 of the M46 and Junction 6 of the M6.

## DESCRIPTION

The Stratford Street North terrace provides light industrial premises.

The unit is of steel framed construction with profile sheet cladding, concrete floor, electronically operated roller shutter door measuring 4.605 metres width and 4.807 metres height.

The unit has a minimum eaves height of 5.758 metres and a height to apex of 7.37 metres.

## FLOOR AREAS

The premises comprise the following approximate gross internal floor area:-

Units 1 to 3 – 541.23 sq m / 5,826 sq ft

## Outside

The Euro Enterprise park offers onsite parking, shared service yards and full palisade fencing.

## LEASE

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

## RENT

The quoting rent is based on £6.75 per sq ft per annum exclusive.

## SERVICE CHARGE

An annual Service Charge is levied for the maintenance and upkeep of common areas and security. Further details available upon request.

## BUSINESS RATES

Units 1-3 Rateable Value £33,750, Rates Payable 2019/2020 £17,010.

Interested parties are advised to make their own enquiries with the local authority (Birmingham).

## ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

## 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.

## LEGAL COSTS

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

## VAT

All figures quoted are exclusive of VAT. It is understood that VAT will be applicable in this instance.

## VIEWING

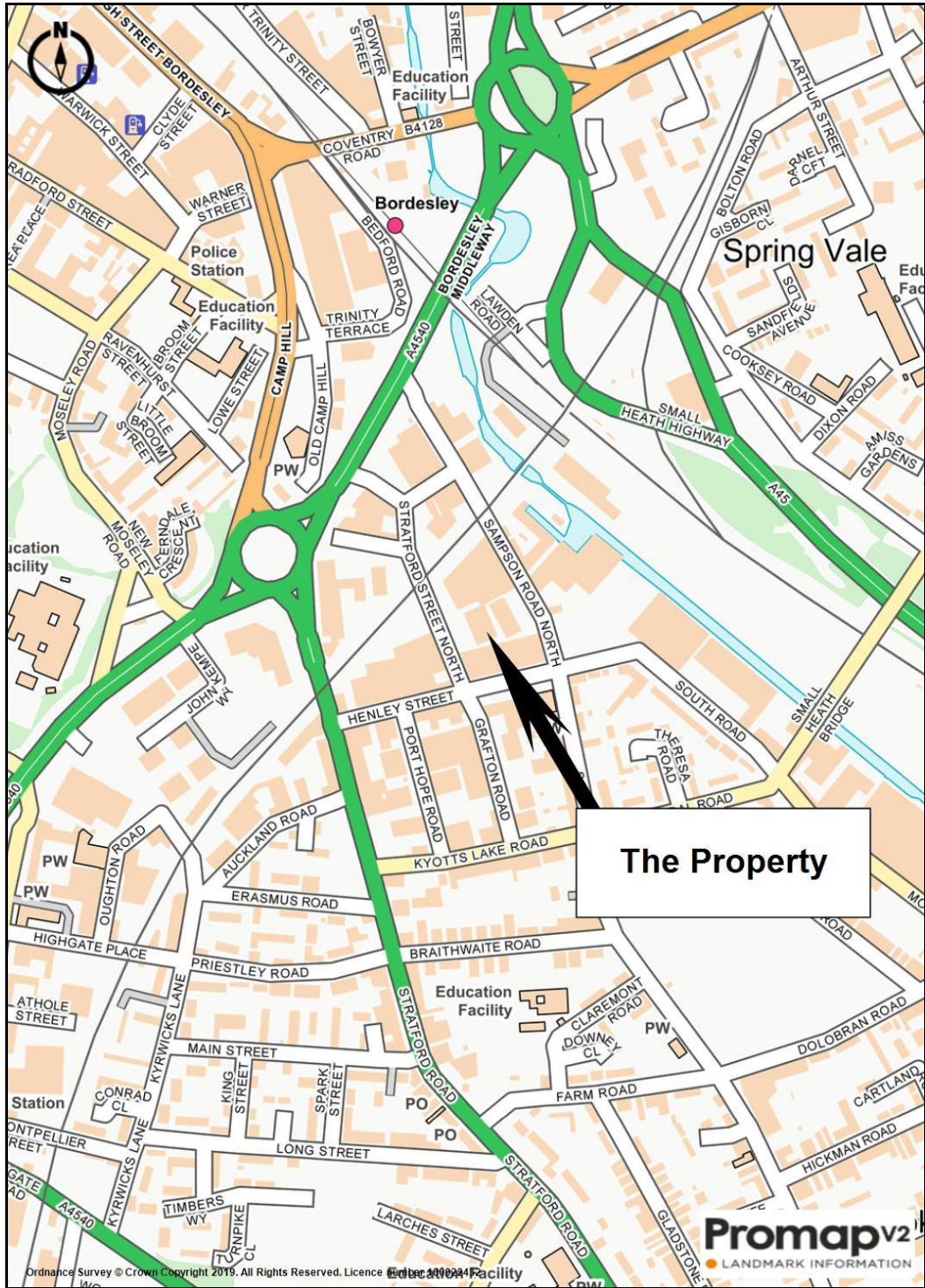
***Strictly by prior appointment through the joint agents, please contact Burley Browne on 0121 321 3441.***

***Further information please contact Mark Fitzpatrick***



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**Or alternatively our joint agent Chivers Commercial Tel 0121 441 3040.**



**The Property**

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct.

However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd  
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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)