




## Arch 16 Lawden Road, B10 0AB


Reference number: BBS02612



 Size: 471 sq ft (43.76) sq m

 Location: Birmingham

 Rent: £5,000 Per Annum + VAT

 Type: Light Industrial, Warehousing, Storage

 Available From: Available From: Immediately

 Local Authority: Birmingham City Council

 Deposit:

### Property Description:

Prominently located refurbished small industrial unit within row of arches with roller shutter door.

## Key Details:

- Highly visible
- Secure small lock up
- 3 phase electrics
- no car repairs or valetting

## Location Description:

Directly adjacent to Small Heath Highway and close to Middle Ring Road just 2 miles from city centre.

## Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement.

## Property Insurance:

The tenant is responsible for arranging their own buildings insurance on the property.

## User Planning:

Most uses considered. Unfortunately we are unable to consider vehicle maintenance uses. The property is particularly suitable for storage or workshop use. Tenant to apply for any necessary planning consent. No car repairs, scrap metal traders or rag trade permitted.

## Property Maintenance:

Tenant is to keep the property in good repair.

## Contact:

Joanne Cruickshank

## Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.

# Arch 16 Lawden Road, B10 0AB

Reference number: BBS02612

