

34 RUNCORN ROAD, BIRMINGHAM, B12 8RQ



TO LET

HIGH QUALITY WAREHOUSE/OFFICE ACCOMMODATION

3,750 sq.ft/348.38 sq.m

- Three storey, high quality offices fronting Runcorn Road.
- Portal framed/modern warehouse facility to the rear.
- Gated/surfaces, enclosed yard facility.
- Forecourt parking.
- Substantial, electrically operated roller shutter door access.
- Within close proximity to the middle ring road.
- Circa 2 miles south of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

Runcorn Road provides direct access to the main Alcester Road/Moseley Road (A435), which in turn provides direct access to the middle ring road (Belgrave/Highgate Middleway – A4540).

Birmingham City Centre is located approximately 2 miles due north. Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (circa 4.5 miles due north).

DESCRIPTION

The subject premises provides three storey, high quality office accommodation, fronting Runcorn Road and a high quality, high bay recently constructed, portal framed warehouse facility accessed to the rear.

Advantages include;

- Gated/surfaced/secure yard facility.
- Forecourt parking.
- Electrically operated roller shutter door access (width 13ft/3.96m, height 13ft/3.96m).
- Apex height circa 21ft/6.4m.
- Gas fired central heating.
- Suspended ceilings. Diffused lighting.
- Fully alarmed.
- Male and female toilet facilities.
- Fully fitted kitchen.

ACCOMMODATION

Rear, portal framed bay: 1,350 sq.ft/125.42 sq.m

Secure ancillary stores: 705 sq.ft/65.50 sq.m

Office accommodation: 1,695 sq.ft/157.47 sq.m

Total Accommodation: 3,750 sq.ft/348.39 sq.m

MAINS SUPPLIES

The property has the advantage of mains electricity, gas, water and drainage.

For More Information Contact:

Robert Taylor BSc MRICS

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TENURE

The entire property is available on the basis of a 6 year FRI lease agreement (3 year review pattern).

RENTAL

£25,000 per annum exclusive.

RENTAL PAYMENTS

Either quarterly in advance or monthly in advance by standing order.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable value: £6,600

Rates payable: £3,200

Small business rates relief may apply.

PERMITTED USE

Office/warehouse accommodation.

Alternative uses may be considered.

Any interested party should make their own proper enquiries of the local planning authority.

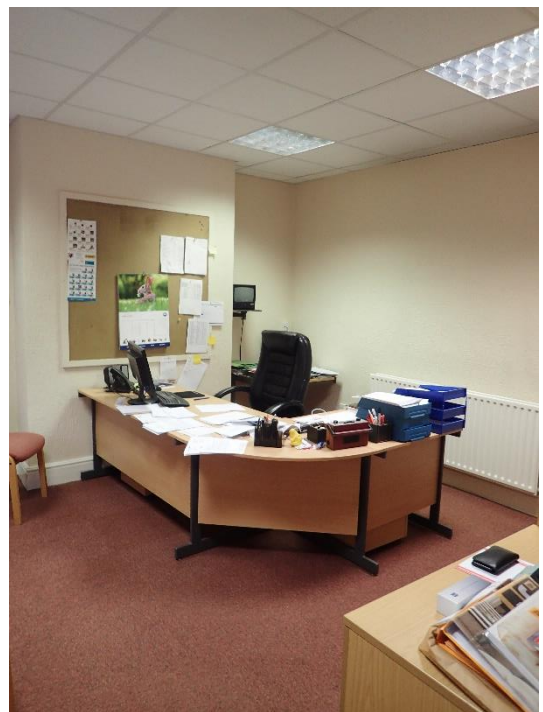
OCCUPATION

Immediate occupation is available on completion of all legal formalities.

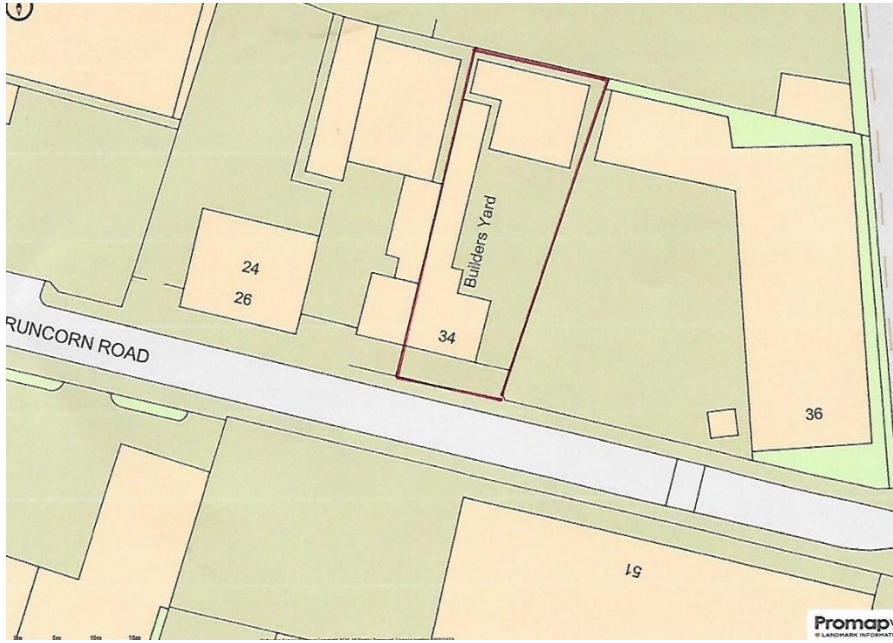
LEGAL COSTS

Each party to bear their own proper legal costs.

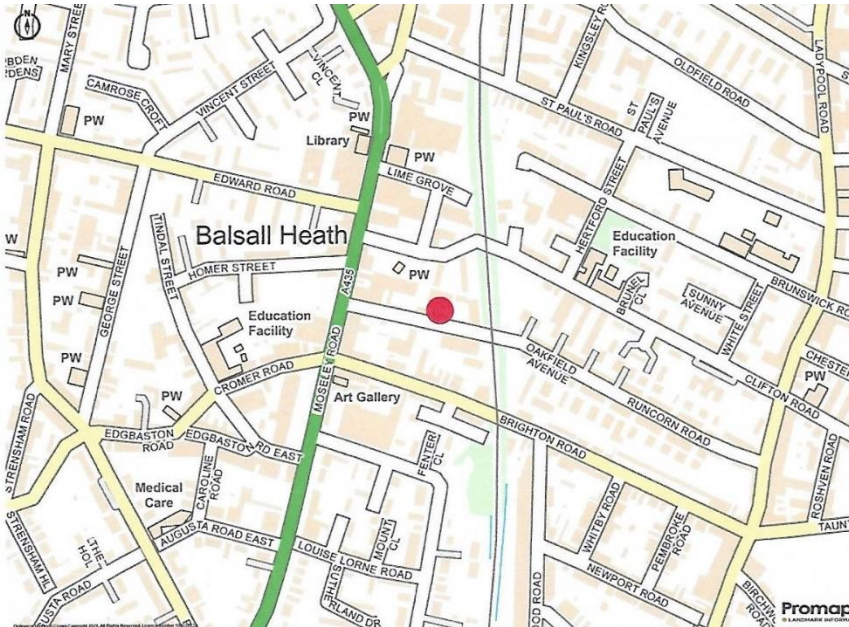
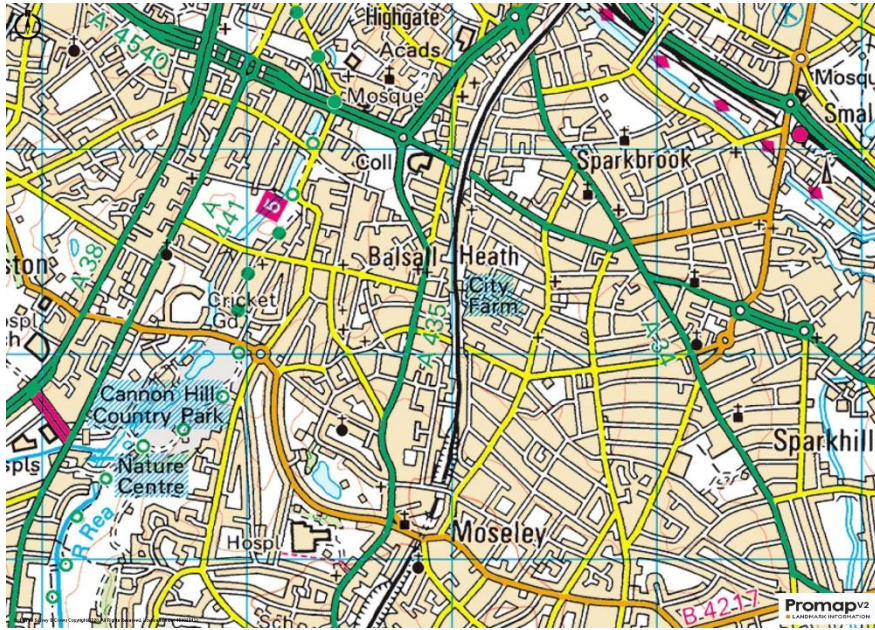
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.