

BULLEYS

CHARTERED SURVEYORS



0121 544 2121

THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

**INDUSTRIAL/WAREHOUSE
PREMISES**

**8,243 sq ft
(765 sq m)**



**10-12 CASTLE ROAD, KINGS NORTON BUSINESS
CENTRE, B30 3HZ**



◆ 5.5 miles from Birmingham City Centre.

◆ J2 M42 4.5 Miles Distant.
◆ Allocated Parking.

◆ Roller Shutter Door Access.

◆ 2 Floors of Office Accommodation.

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LOCATION

The property is located on Castle Road within close proximity to Pershore Road S (A441) providing access to J2 of M42 approximately 4.5 miles distant.

Birmingham City Centre lies approximately 5.5 miles to the north east with great connections to the wider motorway network.

DESCRIPTION

The premises comprises a modern industrial unit of steel portal frame construction with part brick and part blockwork elevations underneath a pitched roof incorporating translucent roof lights with a minimum eaves height of 5.77 meters to the underside of the steel frame. Access to unit is via 2 level access roller shutter doors.

Internally, the unit benefits from two floors of office accommodation with a reception, a mixture of open plan and private office space comprising suspended ceilings, door code entry system, HVAC systems and is equipped with a kitchenette, WC and storage facilities.

Externally, the premises benefit from a loading area with access on to Castle Road as well as additional parking at the rear.

ACCOMMODATION

The property comprises an approximate gross internal area of:

	sq ft	sq m
Unit 10-12	8,243	765

TENURE

The property is available by way of sub-lease, assignment or a new lease for a term of years to be agreed.

RENT

Please contact the agent.

SERVICE CHARGE

A service charge is levied to cover communal costs and services. Please contact the agent for further details.

RATES

We are advised by Valuation Office Agency website that the current assessment is as follows:

Rateable Value: £63,000.00

Rates Payable: £34,398.00 (2024/25)

The above figures are subject to Small Business Rates Relief and Transitional Relief/Surcharges where applicable.

Interested parties should enquire to the Local Authority to confirm their specific liability on 0121 303 1111

PLANNING

Interested parties are advised to make their own enquiries with Birmingham City Council on 0121 303 1111.

Interested parties are advised to check this position with their advisors/contractors.

EPC

Unit 10-12 85 D

LEGAL COSTS

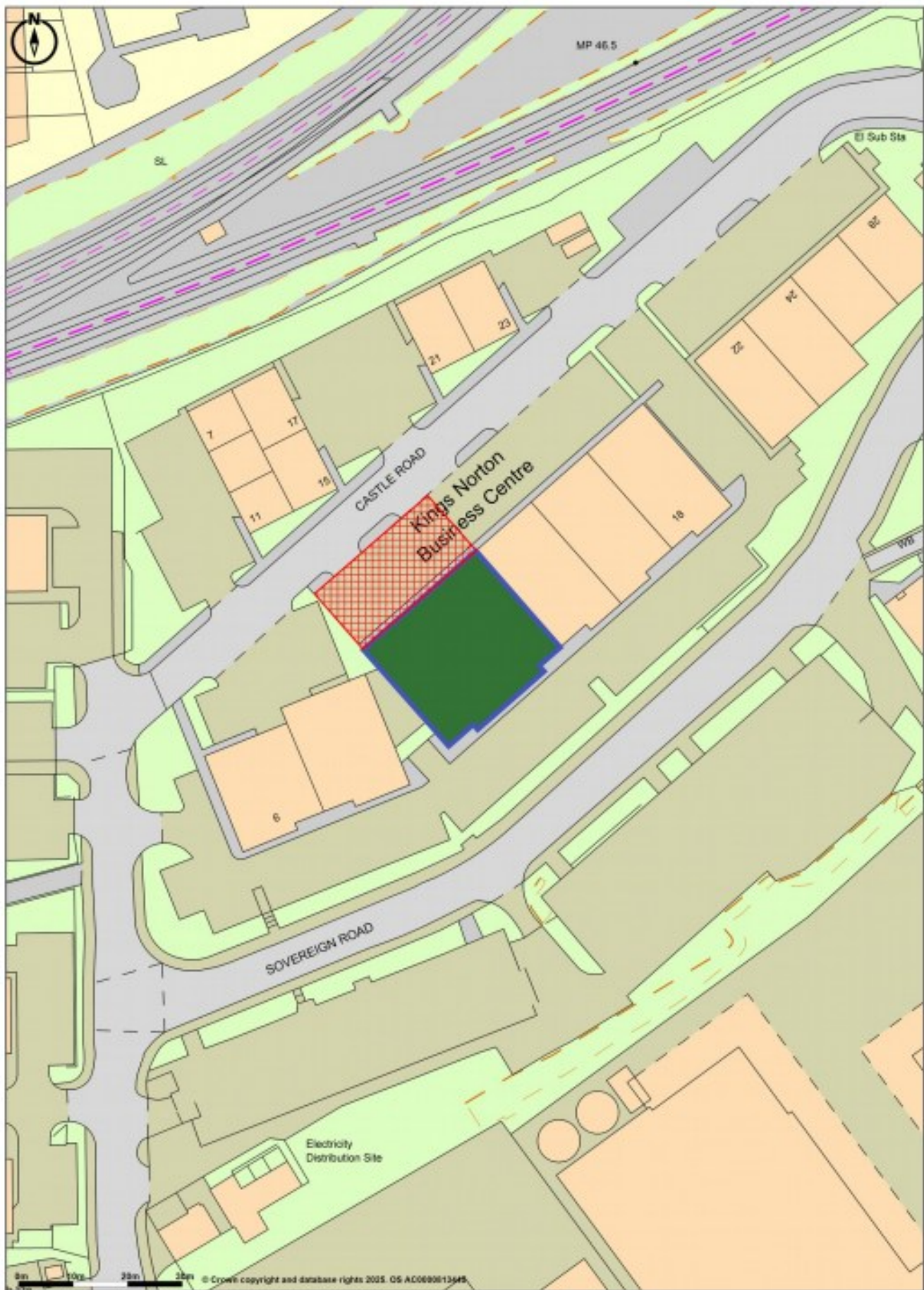
Each party to bear their own legal costs.

WEBSITE

Photography and further information is available at bulleys.co.uk/castleroad1012

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.



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Plotted Scale - 1:1250. Paper Size - A4

Site Plan—For Identification Only—Not to scale. Accuracy cannot be guaranteed

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