



TO LET

WAREHOUSE/ INDUSTRIAL UNITS

BIRCHBROOK INDUSTRIAL PARK
SHENSTONE
LICHFIELD, WS14 0DJ



998 sq.ft (92 sq.m) – 2,500 sq.ft (232 sq.m)
Approx. Gross Internal Area

- Range of units available
- Parking and yard areas to front
- Located on popular Shenstone estate



Location

The units are located on the Birchbrook Industrial Park lying to the west of Shenstone village and accessed off Lynn Lane.

Shenstone provides various amenities to include Shenstone Railway Station providing regular trains to Lichfield to the north and Birmingham to the south.

The estate benefits from easy access on to the A5 and A38 trunk roads and also T5 M6 Toll (Northbound only) and T4 M6 Toll (North and southbound).

Description

The units are generally of steel truss construction with brick elevations and a pitched lined roofs incorporating roof lights above.

Loading access is via sliding loading doors in the front elevations.

Externally, each unit has parking and loading access to the front.

Accommodation

Property	Sq m	Sq Ft
Unit 3	92	998
Unit 16	139	1,500
Unit 19	232	2,500

Tenure

The units are available on a new full repairing and insuring lease on terms to be agreed.

Rent

Property	Rent
Unit 3 – Available December	£14,966 pax
Unit 16 - Available	£15,080 pax
Unit 19 – Available October	£24,240 pax

Service Charge

A service charge is levied to cover the maintenance of the common areas and landscaping of the estate. Further details can be supplied from the letting agents.

Business Rates

Available from the agent.

Energy Performance Certificate

EPC Rating - D

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction.

VAT

All prices quoted are exclusive of VAT. We are advised that VAT is not payable on rent.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing and leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.





Viewing

Strictly via sole agents:

Harris Lamb

Tel: 01782 272 555

Contact: Andrew Groves

Mike Burr

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Ref: ST1191

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Subject to Contract





