

To Let

Industrial / Warehouse Premises

Detached Unit

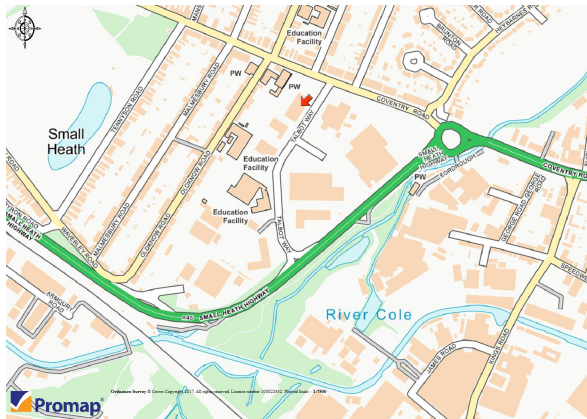
Plot 4, Small Heath Business Park, Talbot Way, Small Heath, Birmingham B10 0HJ



- 2,487.59 Sq M (26,776 Sq Ft)
- Additional mezzanines
- Minimum eaves height of 5.5 metres
- 3 miles from Birmingham city centre

Plot 4, Small Heath Business Park, Talbot Way, Small Heath, Birmingham B10 0HJ

Location



The premises are well located off the Coventry Road (A45) in the Small Heath area of Birmingham with the city centre approximately 3 miles north west.

The Coventry Road provides good access to Junctions 4, 5 and 6 of the M42 motorway and Junction 6 of the M6 is within approximately 5 miles.

Birmingham International Airport and train station are approximately 7 miles east with Small Heath train station within walking distance of the property.

Description

The warehouse is of steel portal frame construction with metal clad elevations beneath a pitched clad roof. There is a minimum eaves height of 5.5 metres and vehicle access through 2 roller shutter doors with a height of 5.3 metres. The warehouse has heating and lighting with additional mezzanine floors.

To the front of the premises are integral two storey offices / ancillary accommodation that is mainly open plan with air conditioning, gas central heating and double glazed windows.

Externally, the property has a car park to the front and loading to the side and rear with external security lighting.

Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice and found to have the following approximate gross internal areas:

Area	Sq M	Sq Ft
Main Warehouse	1,490.28	16,041
Warehouse Extension	116.80	1,257
Ground Floor Offices	480.74	5,175
First Floor Offices	399.77	4,303
TOTAL GROSS INTERNAL AREA	2,487.59	26,776
Warehouse Extension Mezzanine	111.40	1,199
Main Warehouse Mezzanine	39.02	420
Site Area	0.73 Ha	1.8 Ac

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Business Rates

The property has a Works & Premises description with a Rateable Value of £100,000 within the 2017 Rating List. Please note this is not the rates payable figure.

Terms

To Let by way of a new lease on terms to be agreed at a commencing rent of £80,000 per annum exclusive.

EPC

An Energy Performance Certificate rating of D:78.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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