

## Bordesley Green Road, Birmingham, B8 1BY



**TO LET**

Yard of 1.66 Acres with Office & Warehouse Facilities

Gross Internal Area: 5,275 ft<sup>2</sup> (508.65 m<sup>2</sup>)

**Location**

The property is located on Bordesley Green Road in the Saltley area of Birmingham.

The location is 1 mile from the Heartlands Spine Road which provides access to Birmingham city centre approx 1.5 miles to the west and the M6 motorway via the inner ring road and A38(M) Aston Expressway some 3 miles to the north.

**Description**

The property comprises a secure yard facility with access from Bordesley Green Road.

The property is secured by steel gates and leads into a car parking area with two storey office building.

The office has been recently refurbished and provides a large and welcoming reception area with a mix of office accommodation and welfare facilities at ground and first floor levels.

The yard area is arranged in a L shape being predominantly level and concreted throughout.

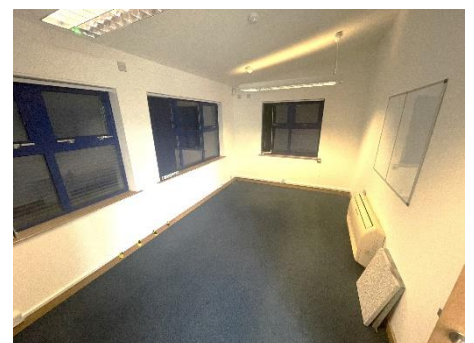
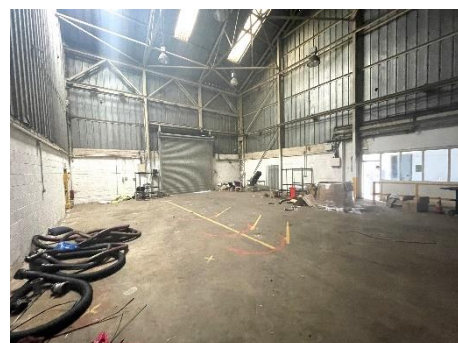
A steel portal frame warehouse is located to the southerly boundary of the site and benefits from roller shutter access, covered loading area and a minimum eaves height of 30ft. WC, kitchen and shower facilities are also provided.

**Accommodation**

<b>Office Building</b>	2,245 ft2	208.57 m2
<b>Warehouse</b>	3,230 ft2	300.08 m2
<b>Total</b>	<b>5,275 ft2</b>	<b>508.65 m2</b>

**Terms**

The premises are available on a new FRI lease, with length to be agreed, at a quoting rental of £130,000 per annum (exclusive).



**VAT**

All prices quoted are exclusive of VAT.

**Rateable Value**

RV: £66,500

Rates Payable: £33,000 per annum (approx.)

**Legal Costs**

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

**Energy Performance Certificate (EPC)**

Available upon request from the agent.

**Services**

We understand that all mains services are available on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

**Availability**

The property is available immediately following the completion of legal formalities.

**Viewing**

Strictly via the sole agent Siddall Jones on **0121 638 0500**