

## TO LET

### Unit 3 Spring Road Birmingham, B11 3DJ

Rent PA: £65,000

Area: 17,933 sqft (1,666 sqm)

- Modern Industrial/Warehouse Unit
- GIA approx 1.666.03sqm (17,933sqft)
- Secure Parking For Around 7 Vehicles
- Convenient Location
- Rental: £65,000 PA Exclusive



## LOCATION:

The property is situated in a convenient position near to the A4040 Fox Hollies Road and is also well located for access to the A34 Stratford Road, which is at the western end of nearby Shaftmoor Lane. Spring Road Railway Station is also a short distance away (about 0.2 miles). The A38(M) Motorway is about 4.5 miles distant providing access to the M6 (Junction 6 – around a further 1.5 miles).

## DESCRIPTION:

The premises comprise one end of a terrace of three similar units. The unit is set back behind secure double gates providing access to a service yard/car parking area. Maximum ground floor measurements - 51.78m (169'11") x 20.72m (68') (front) widening to 26.49m (86'11") at the rear, and an eaves height of about 6.98m (22'11") (to the underside of the roof covering). The premises briefly comprise:- Ground Floor- Main Warehouse/Industrial Area (with electric roller shutter door (4.96m (16'3") wide x 5.24m (17'2") high); Offices, Store, WC and Kitchen Facilities; Lean-to Roof Addition. First Floor - Landing with Offices and Store (with restricted head height). Mezzanine (above first floor) providing potential storage area (with part restricted height). Mezzanine (at rear) providing additional storage. Outside - Front service yard/car parking area for around seven vehicles.

## SUMMARY OF FLOOR AREAS:

	AREA SQFT	AREA SQM
<b>Warehouse/Offices/Lean-to Addi</b>	13,936	1,295
<b>First Floor</b>	1,382	128
<b>Mezzanine Floors</b>	2,615	243
<b>TOTAL</b>	<b>17,933</b>	<b>1,666</b>

All measurements detailed in these particulars are approximate.

## FIXTURES & FITTINGS:

All items usually classed as tenant's fixtures and fittings and not mentioned in these details are excluded from any letting.

## SERVICES:

Mains electricity, water and drainage are understood to be installed to the property, subject to connection charges by the utility companies. No tests have been applied.

## TERMS:

The premises are available to let on a new tenant's full repairing and insuring lease for a term by agreement, but a six year lease, subject to an upward only rent review at the end of the third year, is suggested, at a commencing rental of £65,000 per annum.

## LEGAL COSTS:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

## VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT, if applicable. At the time of preparation of these details (May 2018) the landlords had elected to charge VAT on the rent.

## RATEABLE VALUE:

We are informally advised by the Local Authority that the current assessment is (identified as Unit 3, 99 Spring Road, Birmingham, B11 3DJ):- Rateable Value (2017 List): £68,500. Please note that this is not the Rates Payable and prospective occupiers are advised to make their own enquiries with the Local Authority for verification.

## EPC RATING: C

## CONTACT:

To arrange a viewing, please call us on **024 7622 8111 (Option 2)** or email **coventry.commercial@loveitts.co.uk**