

68C and 68D Sapcote Trading Centre, Wyrley Road, Witton, B6 7DA



**TO LET**

Industrial Warehouse/Workshop Close to the City Centre

**GIA 1,248 - 2,524 ft<sup>2</sup> (115.94 - 234.49 m<sup>2</sup>) approximately**

#### Location

The property is situated on the established Sapcote Trading Centre off Wyrley Road only 2.5 miles north of Birmingham City Centre and adjacent to Junction 6 of the M6 motorway (Spaghetti Junction).

The property is within an established industrial area with access provided by the A38(M) Aston Expressway or A5127 Lichfield Road.

#### Description

The property comprises of a single bay warehouse of steel truss construction with north-lit roof over.

The property has been recently refurbished and benefits from new profile clad roof incorporating translucent roof lights.

Benefits include electric roller shutter loading door, three-phase power, emulsion coated walls, concrete flooring and WC facilities.

The warehouse can either be let singularly or combined with and opening between the units being created.

#### Accommodation

Address	Size (Ft2)	Quoting Rental
Unit 68C	1,248 ft2	£10,500 (exclusive)
Unit 68D	1,276 ft2	Under Offer

#### Term

The property is available to let on a new FRI lease, with length to be agreed, at a quoting rental of £10,500 (exclusive) per annum. Alternatively, the units can be combined and offered at £21,000 (exclusive) per annum on a combined basis.

#### Availability

The property is available immediately upon legal formalities being completed.

#### VAT

All prices quoted are exclusive of VAT which we understand is not payable.

#### Planning Use

We understand the property has consent under Use Class B2 (General Industrial) but may be suitable for alternative uses subject to obtaining the necessary planning consent.

#### Business Rates

We understand that the premises benefit from small business rates exemption, subject to tenant qualification.

#### Services

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

The agents have not tested any of the services and all purchasers are advised to make their own enquiries as to the adequacy of the services installed.

#### Energy Performance Certificate (EPC)

Available upon request from the agent.

#### Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property.

#### Legal Costs

Each party are to be responsible for their own costs incurred during this transaction.

#### Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

