

Rear of 1768-1770 Pershore Road, Cotteridge, Birmingham, B30 3BH



**TO LET**

Lock-Up Garage / Warehouse Unit

Gross Internal Area: 776 ft<sup>2</sup> (72.10 m<sup>2</sup>)

### Location

The property is situated on Frances Road, close to its junction with Pershore Road in the Cotteridge area.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.

### Description

The property comprises of a single storey warehouse / garage unit of traditional masonry construction with part pitched, part-flat roof over.

The premises benefit from single span storage / workshop space with a small cellular office and communal WC facilities.

Benefits include electric roller shutter entry door, electricity, and lighting.

### Accommodation

**Gross Internal Area - 776 ft<sup>2</sup> (72.10 M<sup>2</sup>) Approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at a quoting rental of £7,500 per annum (exclusive).

### VAT

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

### Legal Costs

An easy-to-understand templated lease will be provided by the landlord free of charge.

### Energy Performance

Available upon request from the agent.

### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

### Planning Permission

We understand that the premises have planning granted under B8 (Storage) usage.

### Services

We understand that the premises benefits from mains electricity supply.

The agent has not tested the suitability of the connections and recommends that interested parties make their own investigations into their suitability.

### Rateable Value

The property benefits from small business rates exemption, subject to occupier qualification.

### Viewing

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

