

1275 Stratford Road, Hall Green, Birmingham, B28 9AJ



TO LET (MAY SELL)

Prominent Warehouse / Showroom Premises

Gross Internal Area: 5,141 ft² (478 m²)

Location

The property occupies a most prominent position on the main A34 Stratford Road in the heart of Hall Green, just 6 miles south of Birmingham City Centre.

The immediate area is a mixed residential and commercial locality being densely populated and within relatively short proximity to Shirley High Street and Solihull Town Centre.

Communication links are excellent with motorway access provided by Junction 4 of the M42 motorway (circa 3 miles southeast) and easy access to the new HS2 station.

Description

The property is situated fronting the A34 Stratford Road, set back behind a large forecourt with pedestrian and loading access.

The building comprises a two-storey office/ showroom accommodation with an extension to the offices at mezzanine level.

To the rear of the property is a warehouse of steel truss construction surmounted by a metal clad roof incorporating roof lights and full height brick elevations. Dock level loading is provided to the front of the property and level loading access to the rear via a concertina loading door. The warehouse benefits from a minimum eave's height of 20ft, concrete flooring, three phase power and strip lighting.

The offices have been fitted to a good standard and provide carpet flooring, suspended ceiling with inset lighting, gas fired central heating and perimeter power and data.

Externally the property offers generous car parking and loading to the front (circa 9 spaces) and a small yard car parking area to the rear (circa 6 spaces). Planning as previously granted to extend to warehouse into the yard, however this has now expired.

Accommodation

Ground Floor	3,566 ft2 (331 m2)
First Floor	1,575 ft2 (146 m2)
Total (GIA)	5,141 ft2 (477 m2) approx.



Rental / Terms

The property is available to let on a new lease with length to be agreed at £50,000 per annum exclusive.

Alternatively, consideration may also be given to a sale of the freehold interest.

Business Rates

RV: £20,500
Rates Payable: £10,250 per annum approx.

VAT

All prices quoted are exclusive of VAT which may be payable.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We are advised all main services are connected to include mains gas, water and three phase electricity.

The agents have not tested the apparatus and it is recommended that all parties carry out their own investigations.

Legal Costs

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

Availability

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

Viewings and Further Information

Strictly by prior appointment with sole agent Siddall Jones on 0121 638 0500