



51 RUNCORN ROAD, BIRMINGHAM, B12 8QP

INDUSTRIAL / WAREHOUSE TO LET

13,307 SQ FT (1,236.26 SQ M)



Summary

Industrial Warehouse premises with Offices

Available Size	13,307 sq ft
Rent	Rent on application
Rateable Value	£69,500 1 April 2023 to present
EPC Rating	E (116)

- 2 storey offices with suspended ceilings and perimeter trunking
- 3 roller shutter doors (4.2m wide and 5.0m height)
- 6.8m eaves and 7.8m to the Apex
- Large Secure Yard

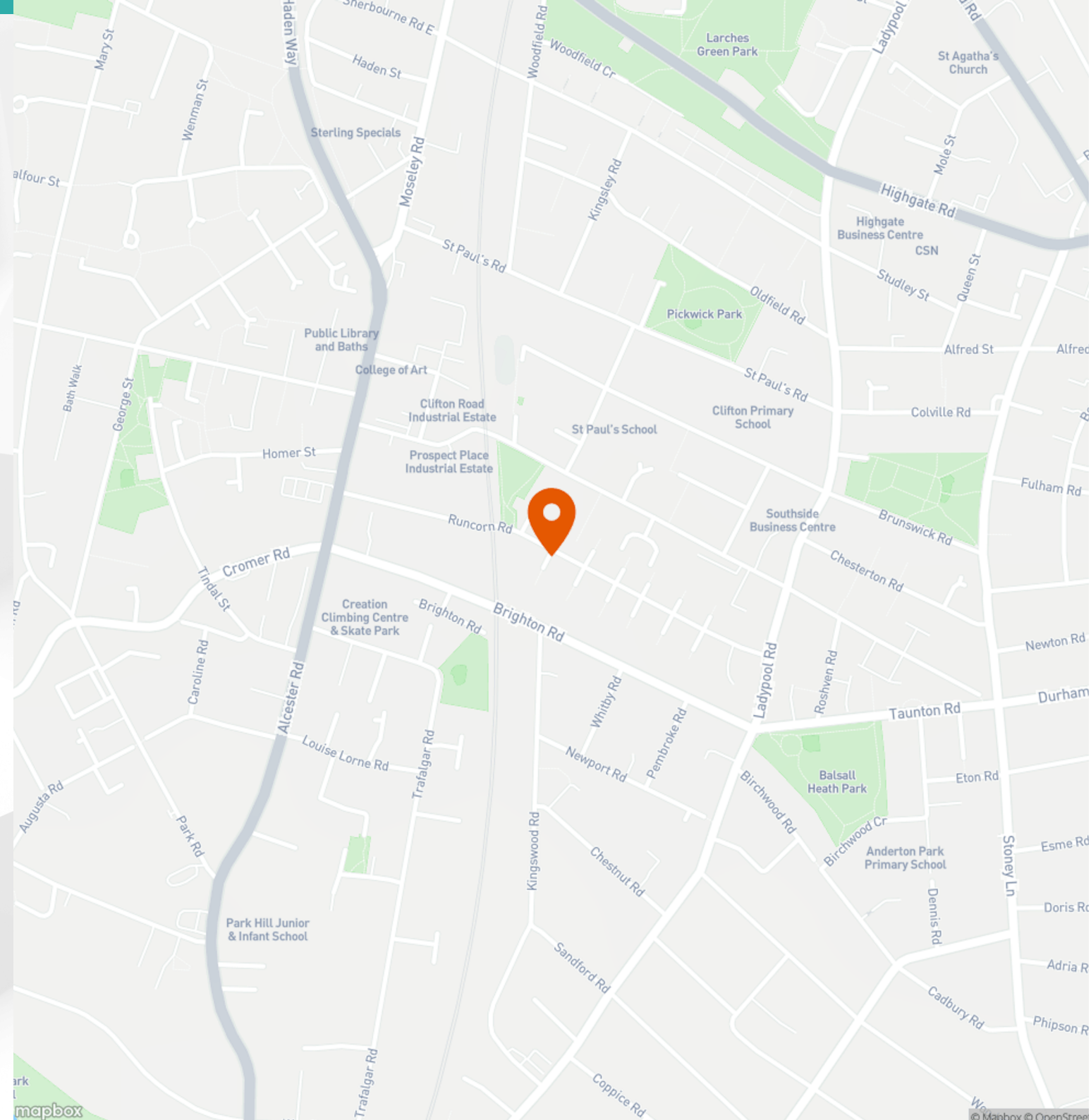


Location



**51 Runcorn Road,
Birmingham, B12 8QP**

Runcorn Road provides direct access to the main Alcester Road/Moseley Road (A435), which in turn provides direct access to the middle ring road (Belgrave/Highgate Middleway - A4540) and is within close proximity of J6 of the M6. Birmingham City Centre is located approximately 2 miles.





Further Details

Description

Constructed in around 2001, with part brick and part profile metal clad elevations, a pitch metal profile roof which incorporates daylight translucent panels. To the front and rear of the property are secure yard areas.

Internally the accommodation comprises, ground and first floor office accommodation, warehouse, toilets, kitchenette and a small first floor mezzanine. The office accommodation is arranged in a cellular fashion to the first floor and open plan to the ground floor with carpeted floors, perimeter trunking, and a suspended ceiling incorporating CAT 2 recessed strip lighting.

The warehouse benefits from three roller shutter doors (4.2m wide and 5.0m high), a mixture of LED and halogen lights, gas fired boiler and 6.8m eaves and 7.85m to the Apex.

Viewings

All viewings by appointment through the sole Agent.

Terms

Available by way of assignment or subletting of the existing lease 5 years from 1st August 2020 at a passing rent of £74,880 pa or a new lease on terms to be agreed.

VAT

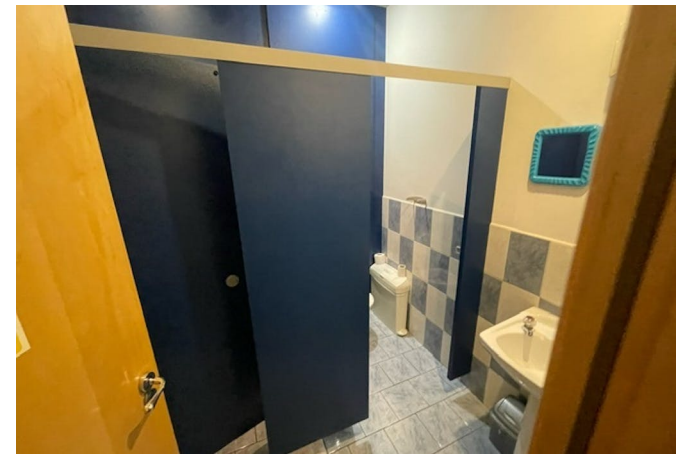
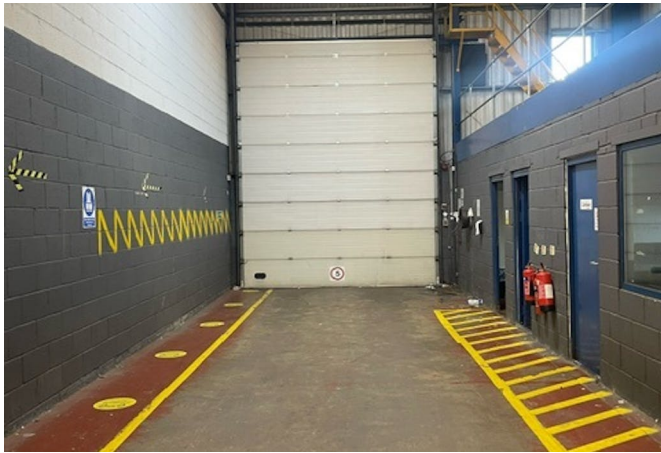
Unless otherwise stated terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of this tax in the subject case.

Legal Costs

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

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.





Enquiries & Viewings



Matt Cureton

mcureton@vailwilliams.com

07786 735596

0121 654 1065

Joshua Laurence

jlaurence@vailwilliams.com

07442 087344

0121 654 1065

