



UNIT 2 SUMMERHILL TRADING ESTATE, GOODMAN STREET, WESTSIDE,
B1 2SS

INDUSTRIAL TO LET | 1,140 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Business Premises with Parking

- Level Loading
 - Three Phase Power
 - Concrete Flooring
 - WC and Kitchen Facilities
-



DESCRIPTION

The property comprises a mid-terrace warehouse unit of a steel portal frame with block infill and outer skin of brick surmounted by a pitched roof.

The property benefits from level loading, three phase power, concrete flooring, WC and Kitchen facilities.

Externally the property benefits from forecourt parking and additional visitor spaces.

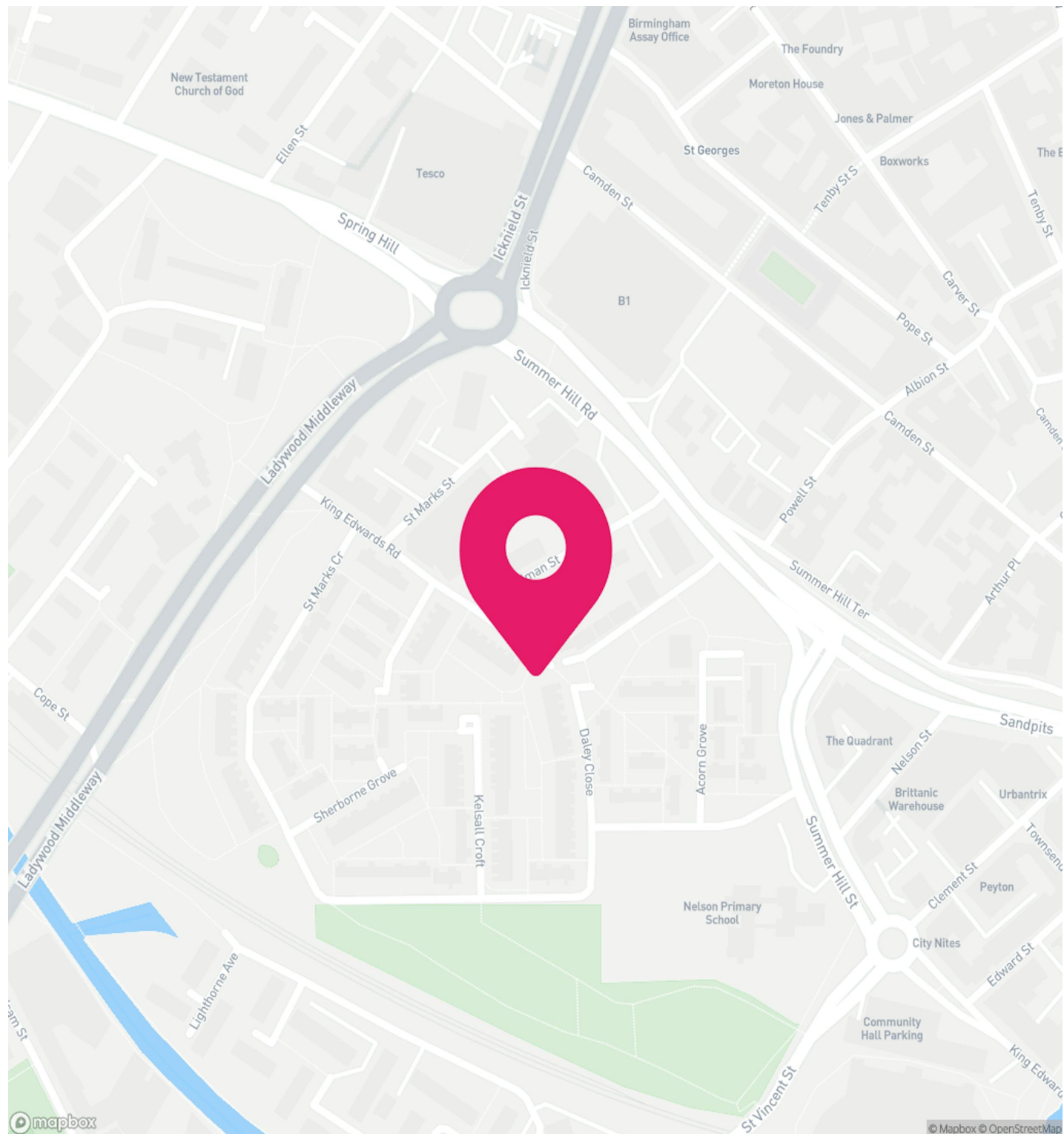


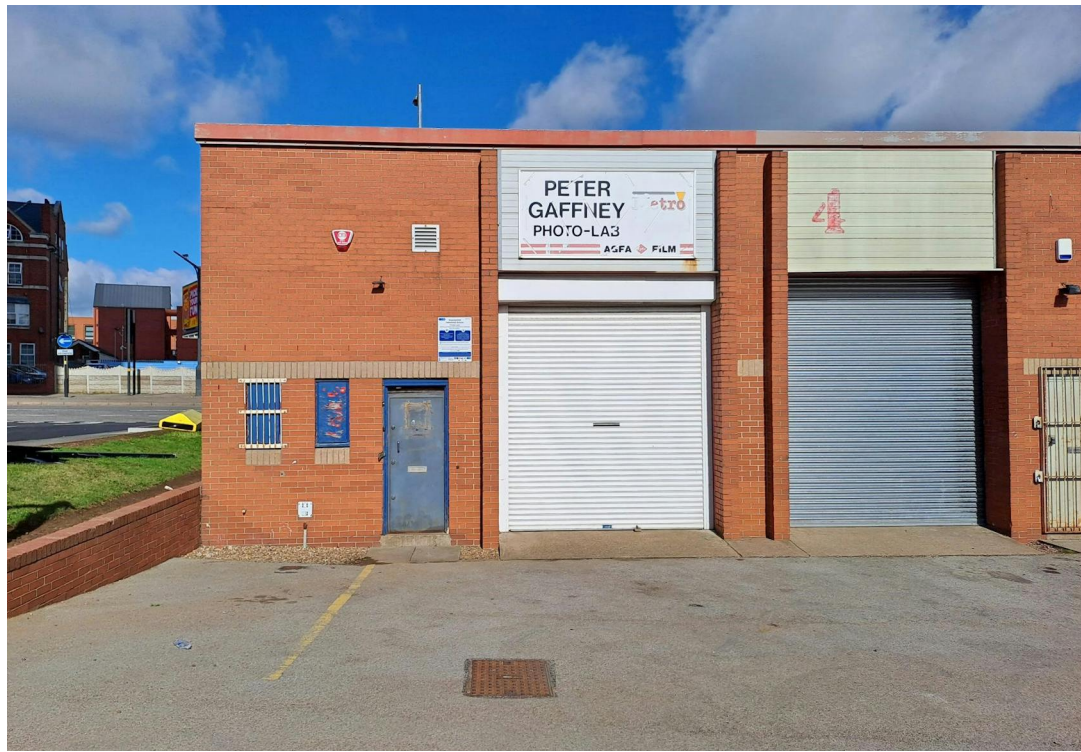
LOCATION

Summerhill Business Park is accessed via Goodman Street which is accessed in turn from Summerhill Road and King Edwards Road.

The site offers ease of access to the inner ring road with Birmingham City Centre lying approximately ½ mile south east.

The middle ring road provides dual carriageway access to the main Aston Expressway (A38M – circa 1 ½ miles north east), which provides access to Junction 6 of the M6 Motorway.





RATEABLE VALUE

RV: £8,100

ACCOMMODATION

Total NIA 1,078 ft² (100.15 M²) approximately.

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of communal areas. We understand that the current premium is £855.88.

VAT

We understand that VAT is not payable but await confirmation.

SERVICES

We understand that all mains services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations. Terms

PLANNING USE

We understand that the property has planning consent under use classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

LEGAL COSTS

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request from the agent.

LEASE

New Lease

RENT

£13,500 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Edward Siddall-Jones

0121 638 0500 | 07803 571 891
edward@siddalljones.com

Sophie Froggatt

0121 638 0500 | 07842013854
sophie@siddalljones.com

Ryan Lynch

0121 638 0800 | 07710022800
ryan@siddalljones.com

Scott Rawlings

0121 638 0500 | 07745521743
scott@siddalljones.com