

SHEPHERD COMMERCIAL

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Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

TO LET
SINGLE STOREY WORKSHOP PREMISES
TOGETHER WITH
FIRST FLOOR OFFICES
EXTENDING TO 3,915 sq ft (363.7 sq m)



being:

UNIT 6 MEADWAY TRADING ESTATE
429 THE MEADWAY
KITTS GREEN
BIRMINGHAM B33 0DZ

- ❖ Well located
- ❖ Refurbished industrial unit
- ❖ 6 year lease subject to 3 yearly rent review
- ❖ Full repairing and insuring lease

Rental £16,000 per annum

LOCATION:

The premises are situated within a small industrial estate to the rear of the former BSA research centre fronting the Meadway close to its junction with Mackadown Lane in the Kitts Green district of Birmingham. Access into the Estate is off a service road running parallel with the Meadway. The Meadway provides good access to Birmingham City Centre some 5 miles due west and the Midlands motorway complex via the M42/M6 some 3 miles due east.

DESCRIPTION:

The property comprises a single storey workshop of steel framed construction with brick elevations standing under a pitched lined felt roof supported on light steel trusses. Good natural light is provided by way of Georgian wire glazing to both elevations. Internally the floor is of solid construction and heating is by way of freestanding gas fired blow heater. Access is by way of a roller shutter door. Built within the accommodation are first floor mezzanine offices approached by an open tread staircase.

ACCOMMODATION:

Ground Floor

Works 3,115 sq ft

First Floor

Offices 800 sq ft

Gross internal floor area 3,915 sq ft

Outside

Parking to the front forecourt

TENURE:

The premises are to be offered for a lease term of 6 years, subject to a rent review after the third year on a full repairing and insuring basis

RENTAL:

£16,000 per annum.

SERVICE CHARGE:

A small annual service charge is levied to cover the upkeep of the road, maintenance of the security cameras, gate etc. It is envisaged that the annual service charge will be in the region of £500.

SERVICES:

We understand all main services are connected to the property.

RATING ASSESSMENTS:

The property is due for a new assessment

ENERGY PERFORMANCE CERTIFICATE:

Awaited

LEGAL COSTS:

Ingoing tenants to be responsible for the landlord's legal costs incurred in the preparation of the lease.

VIEWING:

Strictly by appointment with the Agents.

Shepherd Commercial Ltd – 01564 778890 Or via email to; enquiries@shepcom.com

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

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