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COMMERCIAL

## 11 Woodside, Birmingham, B37 6LY

A single unit remaining at Woodside Industrial Estate

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	412 sq ft / 38.28 sq m
<b>Rent</b>	£4,500 per annum Rent is inclusive of service charge
<b>Service Charge</b>	Rent includes service charge
<b>Business Rates</b>	The properties benefit from 100% small business rate relief
<b>EPC Rating</b>	EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

### Key Points

- Secure estate
- Allocated parking
- Rent includes service charge
- Popular location

## Description

The estate forms two terraces of single-storey brick-built industrial units with access from a shared car park set within a secure gated entrance. Surmounting each unit is mono-pitched roofing with each unit benefitting from W.C's, fluorescent strip lighting and UPVC double glazed windows. Access is via concertina loading doors with concrete loading aprons fronting each unit. The units benefit from allocated car parking.

## Location

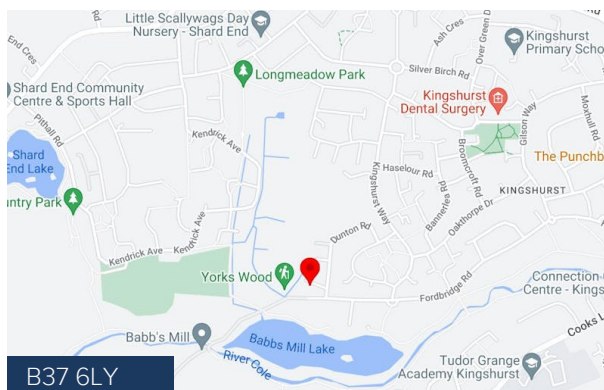
Woodside Industrial Estate is set within a small secure estate surrounded by a residential suburb off Dunton Road in Kingshurst. Close to A452 Chester Road and 2 miles from Birmingham NEC and Birmingham Airport, the property provides excellent access to major road networks and benefits from proximity to the city centre.

## Viewings

To be strictly by appointment with Shepherd Commercial

## Terms

The landlords are seeking a non-disruptive use covenant - ideally a local SME, with minimal deliveries. The site sits within a residential estate and operating hours are limited.



## Viewing & Further Information

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