



SHEPHERD

55 The Avenue, Rubery, Birmingham, B45 9AL

A 8,791sqft warehouse equipped with a secure gated rear yard, forecourt and over 1,500sqft of ancillary offices

Summary

Tenure	To Let
Available Size	8,791 sq ft / 816.71 sq m
Rent	£42,000 per annum
Service Charge	N/A
Rateable Value	£40,500 Based on 2023 valuation
EPC Rating	C

Key Points

- Rear Gated Yard
- 0.1 Mile From A38
- 1.5 Miles East of J4 (M5)
- Mezzanine Stores
- Forecourt
- 24 Car Parking Spaces
- Open Plan

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DESCRIPTION

55 The Avenue is a 8,791sqft two-bay warehouse equipped with rear yard, forecourt parking, ancillary offices of over 1,500sqft and a single loading dock fitted with shutter access. The site spans shy of 0.4 acres with access to the rear yard benefitted from two sets of secure gates and shared with the neighbouring tenant. 55 boasts meeting rooms, two staff offices, an open plan office leading unto the workshop floor and 3 sets of mixed-use toilet facilities.

LOCATION

The property is located on The Avenue, Rubery, set back just 0.1 of a mile from the A38 and 1.5 miles east of junction 4 of the M5. With direct route access into Birmingham City Centre via the Bristol Road, 55 The Avenue is situated in close proximity to both major motorway networks and the second city. The estate itself is formed of circa 10 units and merges into a residential suburb on entry.

VIEWINGS

Strictly by appointment with Shepherd Commercial

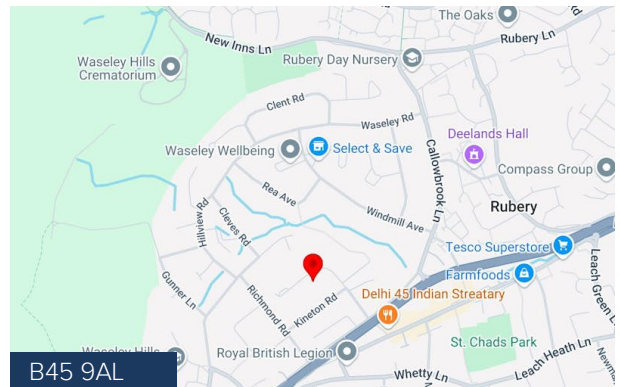
TERMS

55 The Avenue is to be offered to the leasehold market for a term of 3 years minimum along with a quarters rent deposit upon an FRI basis lease. Each party is to bare their own legal costs in this transaction.

VIDEO

- Virtual Tour

<https://tour.giraffe360.com/b3838a6e66c04c8dbd26a33e3a09a0fc/?lsf=1>



Viewing & Further Information

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