

Unit 1, Cornwall Ind. Estate, Adderley Road, Saltley, Birmingham, B8 1DX



TO LET

Industrial Warehouse Premises

Gross Internal Area: 3,927 ft² (364.83 m²)

Location

The property enjoys frontage onto Adderley Road, close to its junction with Duddeston Mill Road, in the Saltley area of Birmingham.

Communication links are excellent with the property adjoining the main Nechells Heartlands Partway (A47) and the main freight terminal via Landor Street approximately 1 mile distant.

Birmingham City Centre is located approximately 2 miles to the west and access to the National Motorway Network is provided via J6 of the M6 circa 2.25 miles to the north.

Description

The property is located on a small trading estate of 5 individual units and comprises of a portal frame warehouse with full height brick elevations and pitched insulated roof with inset translucent roof lights.

The warehouse provides single span warehouse / manufacturing space which benefits from reception, office space and kitchen / WC facilities.

Further benefits include generous working height, three phase power, dock loading bay and gas-fired blow air heating.

Accommodation

GIA 3,927 ft² (364.83 M²) approximately.

Terms

The property is available on a new FRI lease, with length to be agreed, at a passing rental of £25,000 per annum.

The property is available immediately upon completion of legal formalities.

VAT

All prices quoted are exclusive of VAT, which may be payable.



Services

We understand that the unit benefits from all mains services either 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.

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

Service Charge

A service charge is levied in respect of maintenance and upkeep of the communal areas, ground lease and building insurance.

Energy Performance

Available upon request from the agent.

Rateable Value

April 2023 RV: £15,000

Viewing

Strictly via the sole agent Siddall Jones on 0121 638 0500.