

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



3A EWHURST AVENUE, SELLY OAK, BIRMINGHAM, B29 6EY

9,300 SQ FT (864 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Warehouse with Car Parking

- Modern Warehouse Premises with Two Storey Offices
 - Generous Eaves Height
 - Refurbished Throughout
 - Good Loading Access via Two Loading Doors
 - Forecourt Car Parking and Yard
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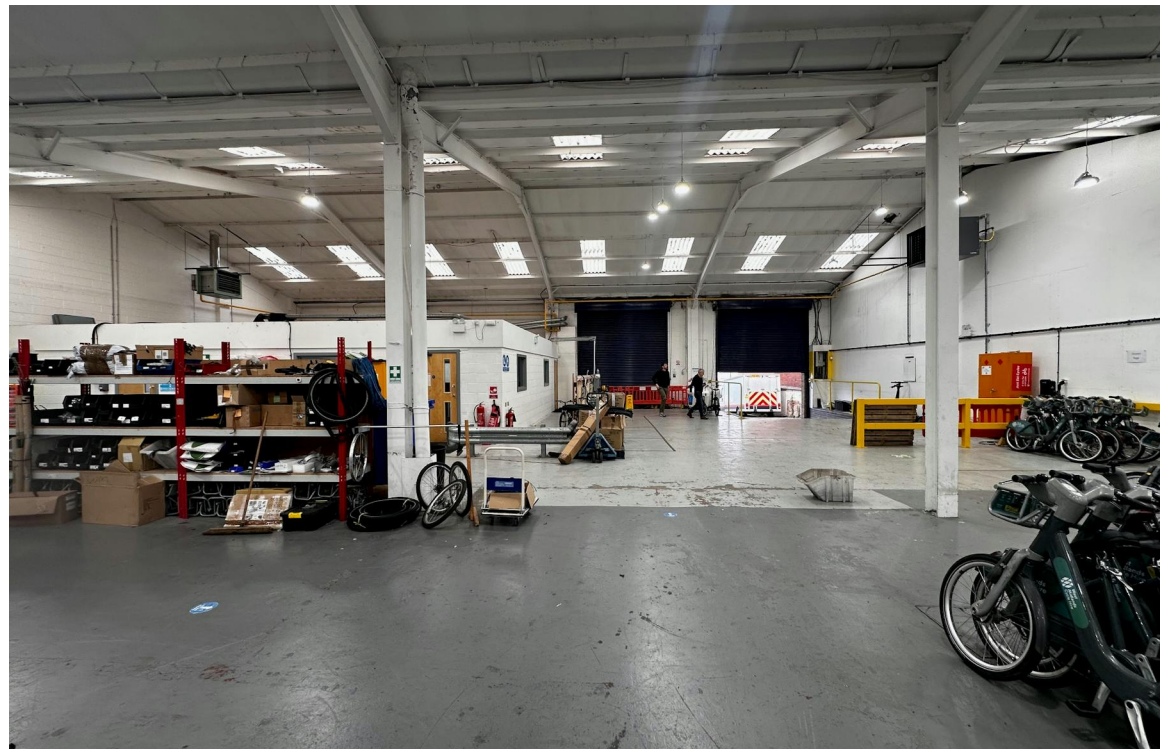
DESCRIPTION

The property comprises a modern warehouse premises of steel portal frame construction and features of ground floor warehouse/trade counter accommodation and two storey offices.

The warehouse benefits from 2 large electric roller shutter doors with a width of 12ft and a height of 15ft, concrete flooring, three phase electricity, LED Lighting and gas fired heating. The property has a generous eaves height with over 7m in the apex.

The offices provide fully refurbished accommodation with ground floor reception, office and WC facilities. The first floor Office is open plan with WC and kitchen facilities. The offices benefit from LED lights, new flooring and double glazed windows.

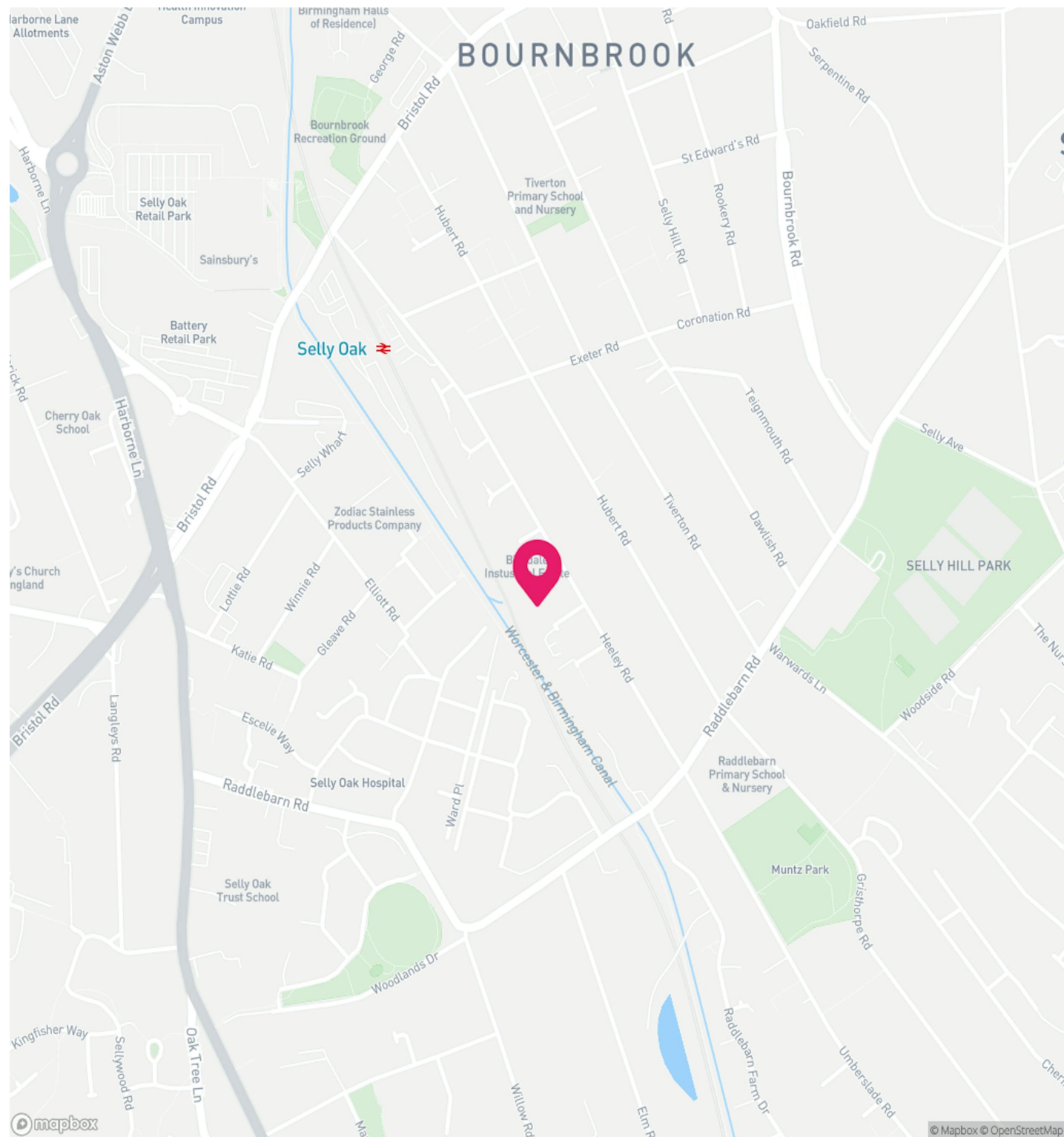
Externally the property is bounded by perimeter palisade fencing with large double gates opening into a secure yard/car parking area with tarmacadam forecourt.



LOCATION

The property occupies a prominent corner position being situated at the junction of Ewhurst Avenue and Heeley Road in the Selly Oak area of Birmingham.

Heeley Road provides direct access to the Bristol Road (A38) which leads to Birmingham City Centre approximately 3 miles north east of the property as well as providing easy access to J4 of M5 and J2 of M42.





SERVICES

It is understood that all mains electric, water and drainage are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

SERVICE CHARGE

n/a

RATEABLE VALUE

£43,500. Current rateable value (1 April 2023 to present)

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£65,000 per annum

POSSESSION

Available January 2026

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

EPC

B (46)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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