

TRADE COUNTER, WAREHOUSE | TO LET

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UNIT 4, REAR OF 179 STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 3AU  
2,310 SQ FT (214.61 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Trade Counter Warehouse Located in Shirley

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- GIA 2,310 ft2
  - Quoting Rental £30,000
  - Trade Counter Location
  - Forecourt Parking
  - Excellent Central Location in Shirley
  - Newly Fitted Composite Insulated Roof
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## DESCRIPTION

The property comprises an end-terraced warehouse of steel portal frame construction, surmounted by a newly installed insulated profile-clad roof incorporating translucent roof lights.

The premises benefit from a glazed frontage with pedestrian access door, together with a roller shutter security door. The accommodation includes kitchen and WC facilities, two demountable cellular office areas, and an open-span warehouse to the rear.

Additional features include a roller shutter level-loading door and dedicated forecourt parking.



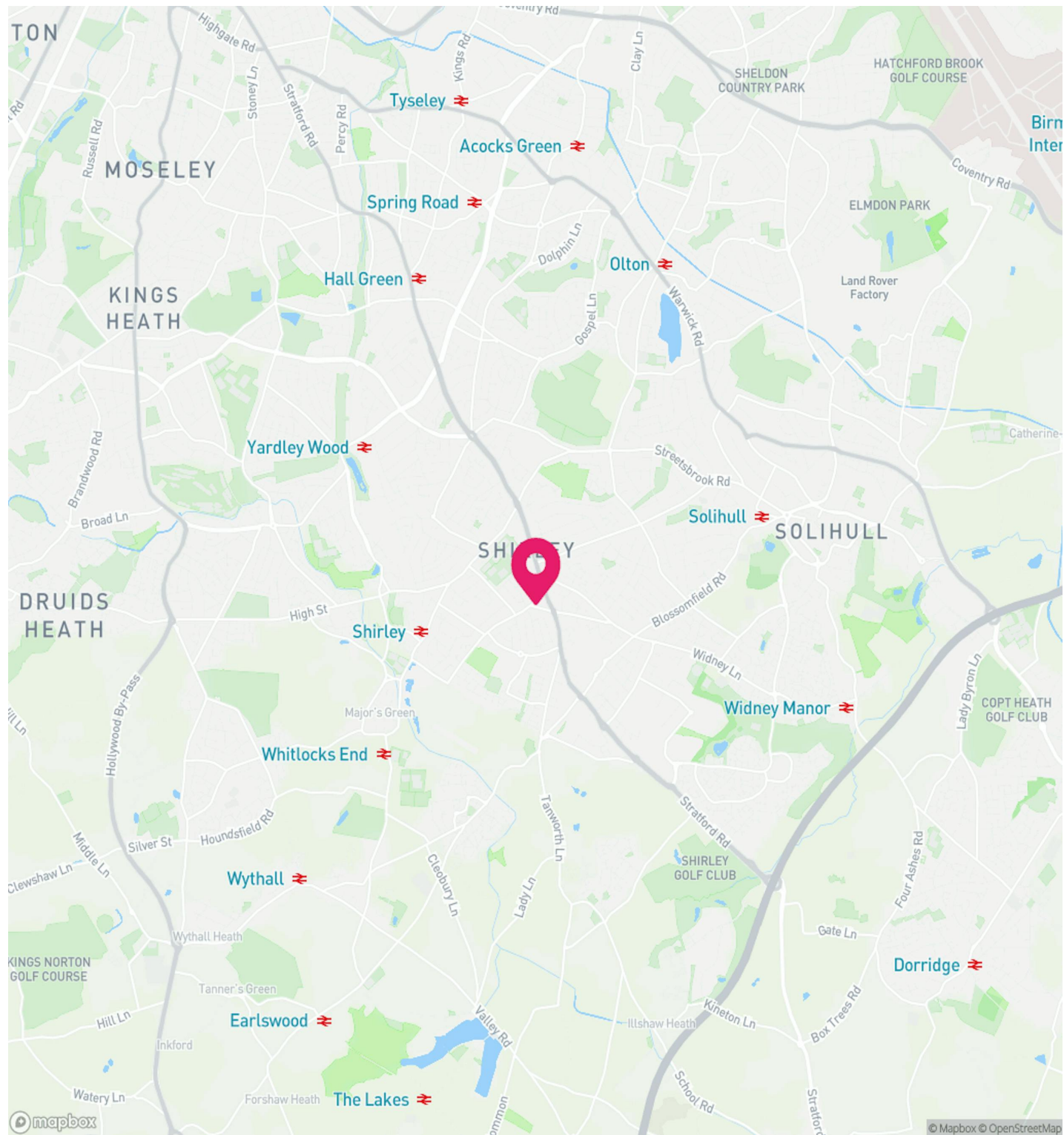
## LOCATION

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The property is located to the rear of Stratford Road, in the Shirley area and is accessed via a service road. It is flanked by well-established businesses such as Bop Shop and Rexel UK.

The immediate location is a busy retail centre with lots of footfall with local and national retailers represented including Costa, Nandos and Santander.

The building is located to the rear of the main retail parade via a service road which runs between Stratford Road and Stanway Road.





## SERVICES

We understand that the premises benefits from water, mains drainage and electricity.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## RATEABLE VALUE

£14,500

## LEASE

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

## RENT

£30,000 per annum

## POSSESSION

The property is immediately available following the completion of legal formalities.

## EPC

D (82)

## 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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