

WAREHOUSE | TO LET

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REAR OF 1768-1770 PERSHORE ROAD, COTTERIDGE, B30 3BH

1,598 SQ FT (148.46 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Workshop premises located just off Pershore Road in Cotteridge

- GIA 1,598 ft²
- Quoting Rental £13,500 PA
- Small business rates exempt
- Trade counter / lock-up



DESCRIPTION

The property comprises two interconnecting workshop units benefiting from two roller shutter loading doors to the front elevation.

Internally, the premises provide open span warehouse accommodation, together with mains electricity, water supply and WC facilities.

The unit is considered suitable for a range of occupiers, including those requiring lock-up storage or quasi retail warehouse use.

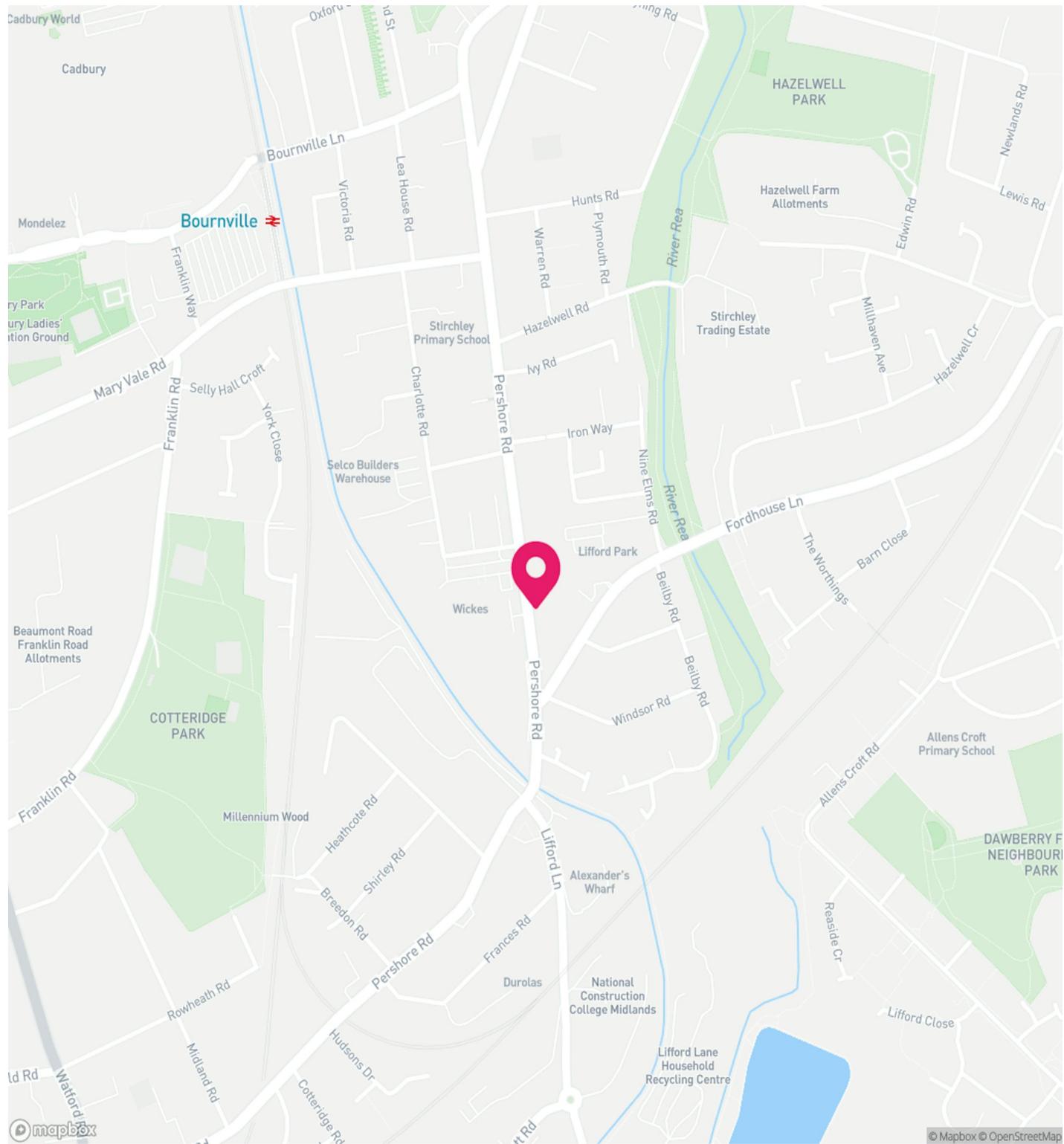


LOCATION

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The property is prominently situated fronting Pershore Road (A441) within the established suburban district of Cotteridge, approximately 4 miles south of Birmingham City Centre. Pershore Road is a principal arterial route providing direct access into the city centre to the north, with onward connectivity to the A38 (Bristol Road) and Birmingham's Middle Ring Road, facilitating access to the wider motorway network. To the south, the A441 provides convenient links towards Redditch and Junction 2 of the M42, which in turn connects to the M5 and M6 motorways.

The location is well served by public transport, with frequent bus services operating along Pershore Road providing direct routes into Birmingham City Centre and surrounding areas. Kings Norton railway station is located within close proximity, providing regular services on the Cross-City Line between Redditch/Bromsgrove and Birmingham New Street, offering further connectivity across the national rail network.



SERVICES

We understand that mains water, foul drainage and electricity are available on site.

All interested parties are recommended to carry out their own investigations as to the suitability of the connections.

SERVICE CHARGE

n/a

VAT

Not applicable

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

£13,500 per annum

POSSESSION

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

EPC

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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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