

INDUSTRIAL, WAREHOUSE | TO LET

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STATION DRIVE, STRATFORD ROAD, BIRMINGHAM, B28 8AD

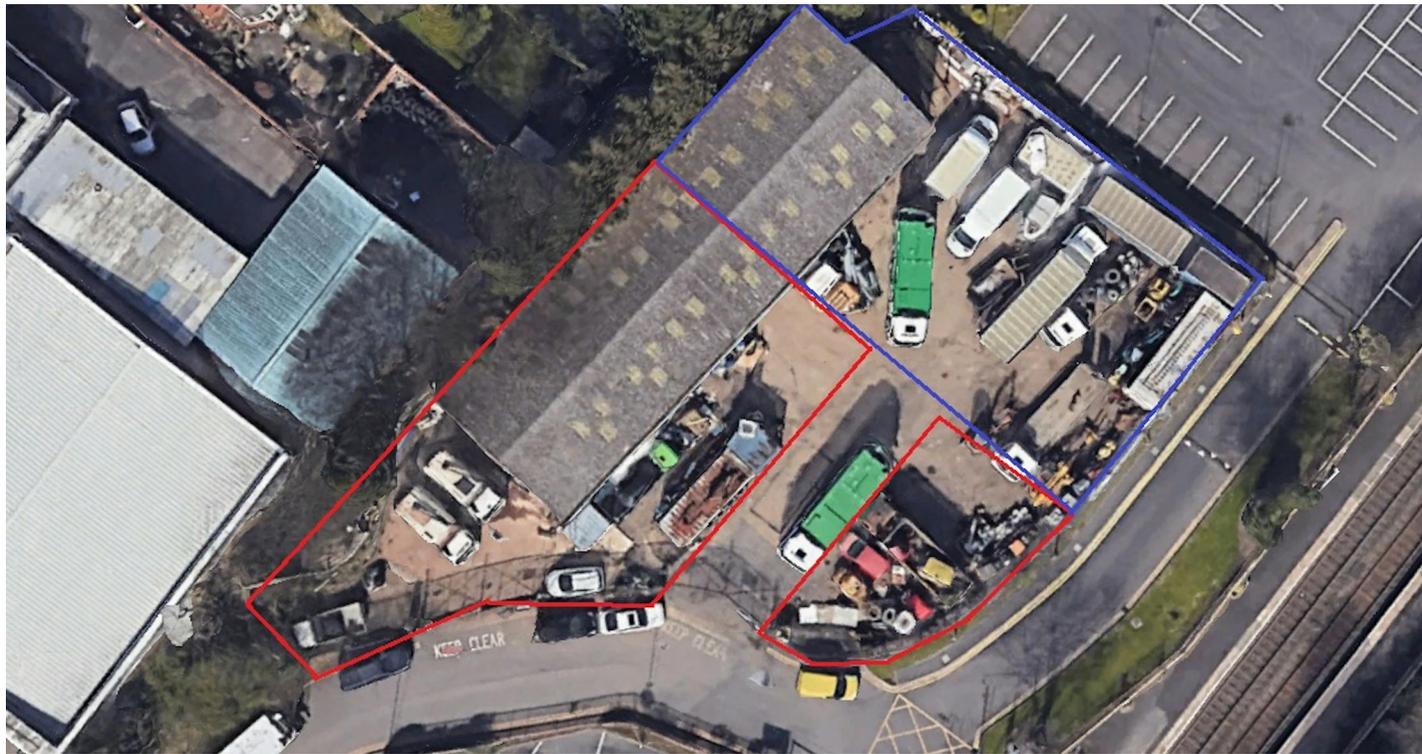
3,727 SQ FT (346.25 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises with Yard Space,  
Located off Stratford Road in Hall Green

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- GIA 3,727 ft<sup>2</sup>
  - Quoting Rental £30,000 PA
  - Secure Front Yard and Side Yard for Additional Parking / Storage
  - Portal Frame Warehouse with Level Loading Door
  - Single Storey Office with Mezzanine Storage Above
- 



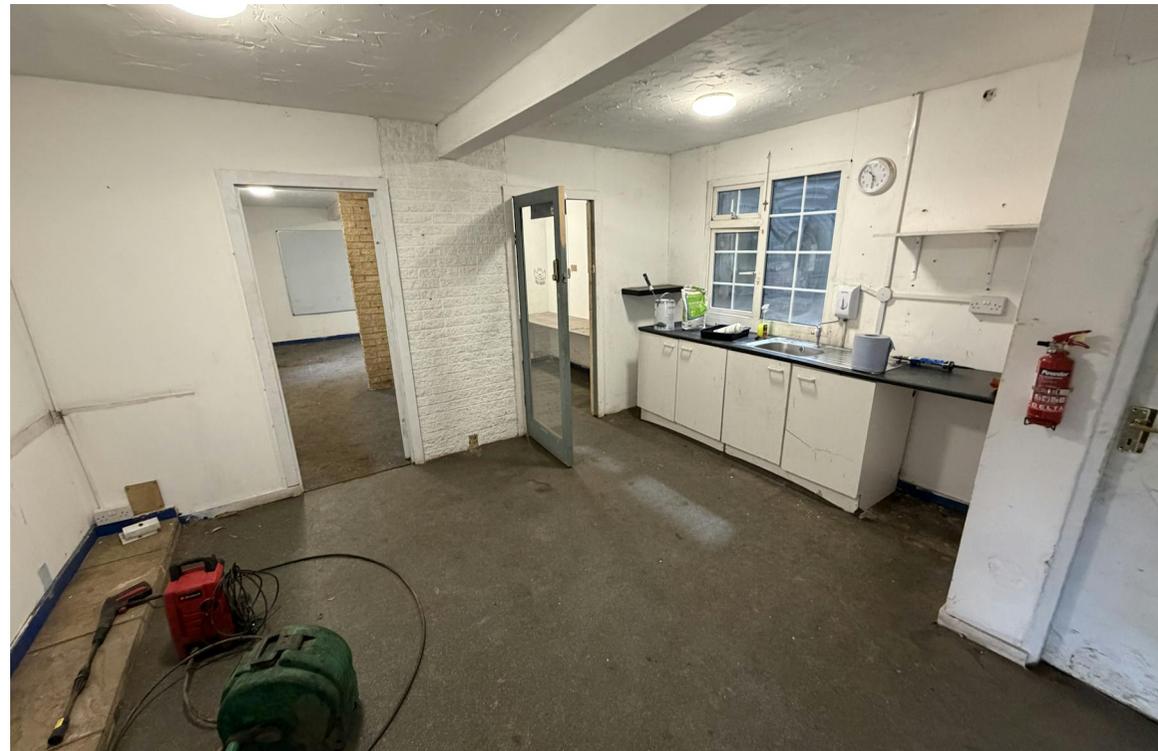
## DESCRIPTION

The property comprises an industrial unit of concrete frame construction beneath a pitched sheeted roof incorporating translucent roof lights.

The unit provides predominantly open-span warehouse accommodation benefiting from concrete flooring, three-phase power supply and a level-access roller shutter loading door.

Ancillary accommodation is provided in the form of a single-storey office with reception area and kitchen facilities, together with external WC facilities.

Externally, the unit benefits from a secure front yard and an additional side yard, over which access is shared with the neighbouring occupier.



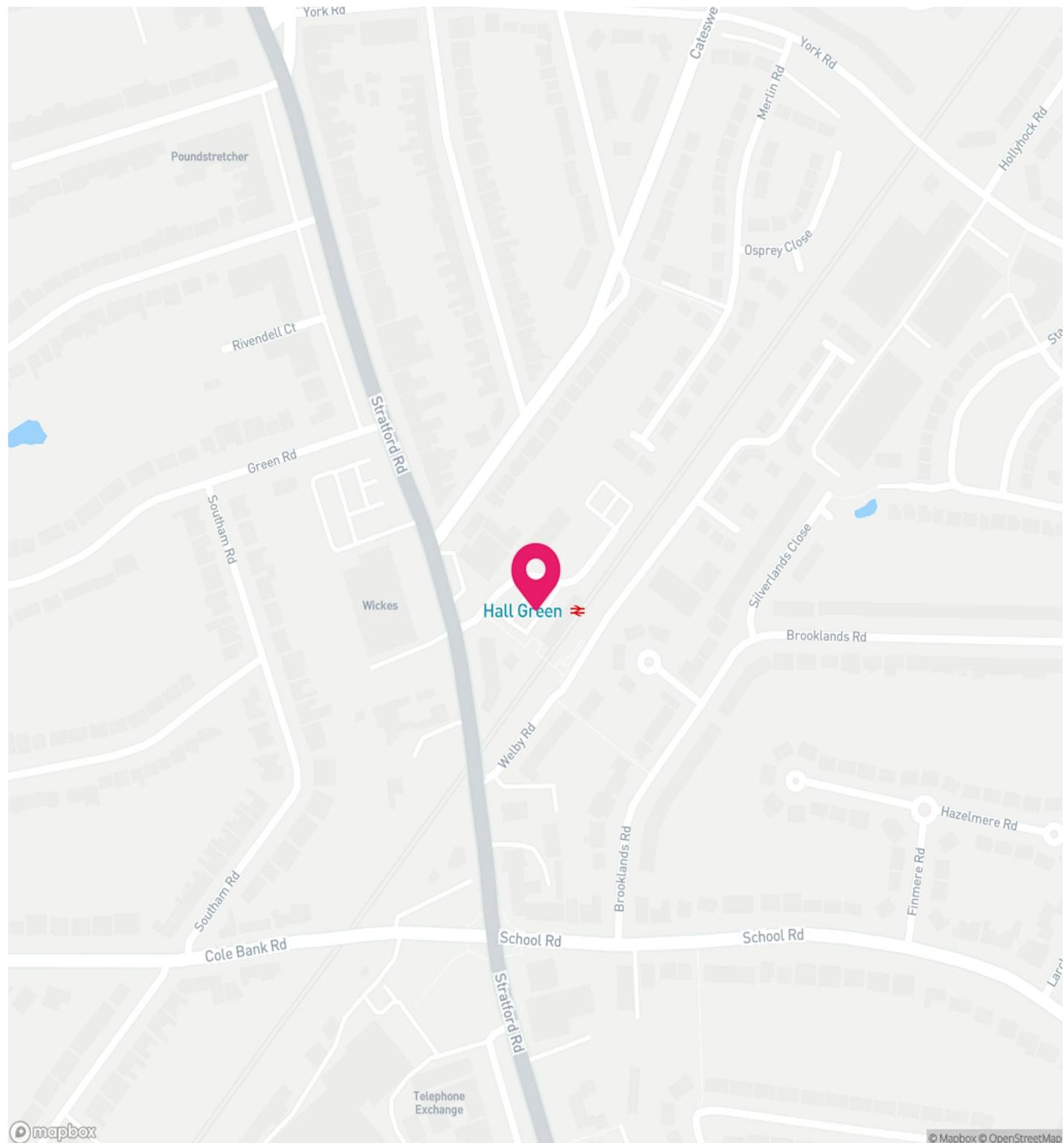
## LOCATION

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The property is prominently located opposite Hall Green railway station in the established suburb of Hall Green. The unit lies within close proximity to the Stratford Road, a principal arterial route providing direct connectivity through Hall Green and onward to Birmingham city centre.

The location benefits from convenient access to Hall Green district centre and Solihull, both of which are readily accessible via the A34 and surrounding road network. Public transport connectivity is strong, with regular rail services from Hall Green Station providing direct links into Birmingham city centre, complemented by frequent bus services along Stratford Road.

The surrounding area is well established, characterised by a mix of retail, commercial and residential uses, and benefits from strong local amenities.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse and Offices	3,145	292.18	Available
Mezzanine - Mezzanine	582	54.07	Available
<b>Total</b>	<b>3,727</b>	<b>346.25</b>	

## SERVICES

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

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

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£19,750

## VAT

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

£30,000 per annum

## POSSESSION

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

## 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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