

INDUSTRIAL, WAREHOUSE | TO LET

[VIEW ONLINE](#)

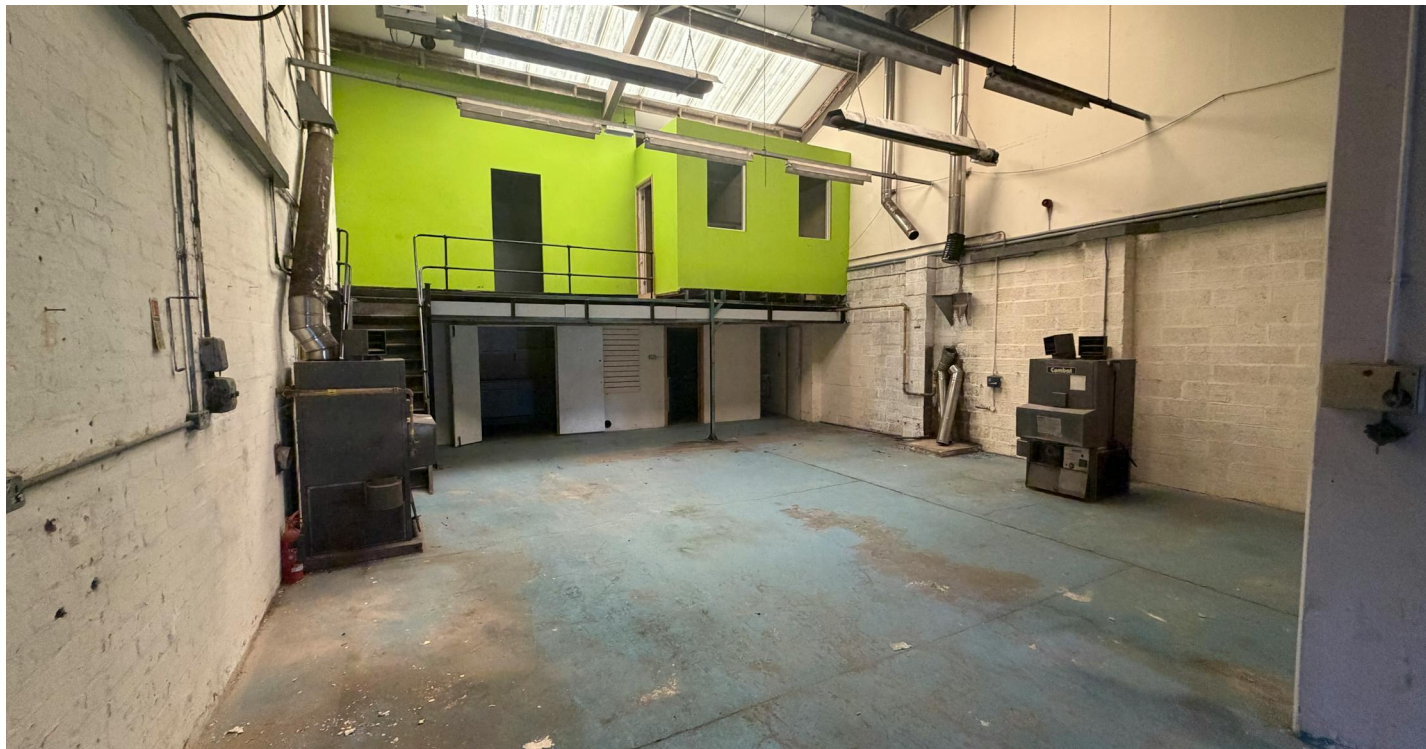


UNIT 4, VULCAN HOUSE ESTATE, VULCAN ROAD, SOLIHULL, B91 2JY
2,118 SQ FT (196.77 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Warehouse / Lock-up Located within Close Proximity of Solihull Town Centre, M42 Motorway and Birmingham Airport

- GIA 2,118ft²
 - Quoting Rental £17,000 (Exclusive)
 - Lock-up Warehouse Unit
 - Shared WC Facilities
 - New Composite, Insulated Roof Installed
 - Close Proximity to Solihull Town Centre, M42 Motorway and Birmingham International Airport
-



DESCRIPTION

Unit 4 comprises a mid-terraced industrial/warehouse unit of traditional brick and blockwork construction, surmounted by a recently installed insulated composite roof incorporating translucent roof lights.

Internally, the accommodation is predominantly open-plan warehouse space with additional cellular storage areas at ground floor level and a mezzanine providing further ancillary accommodation.

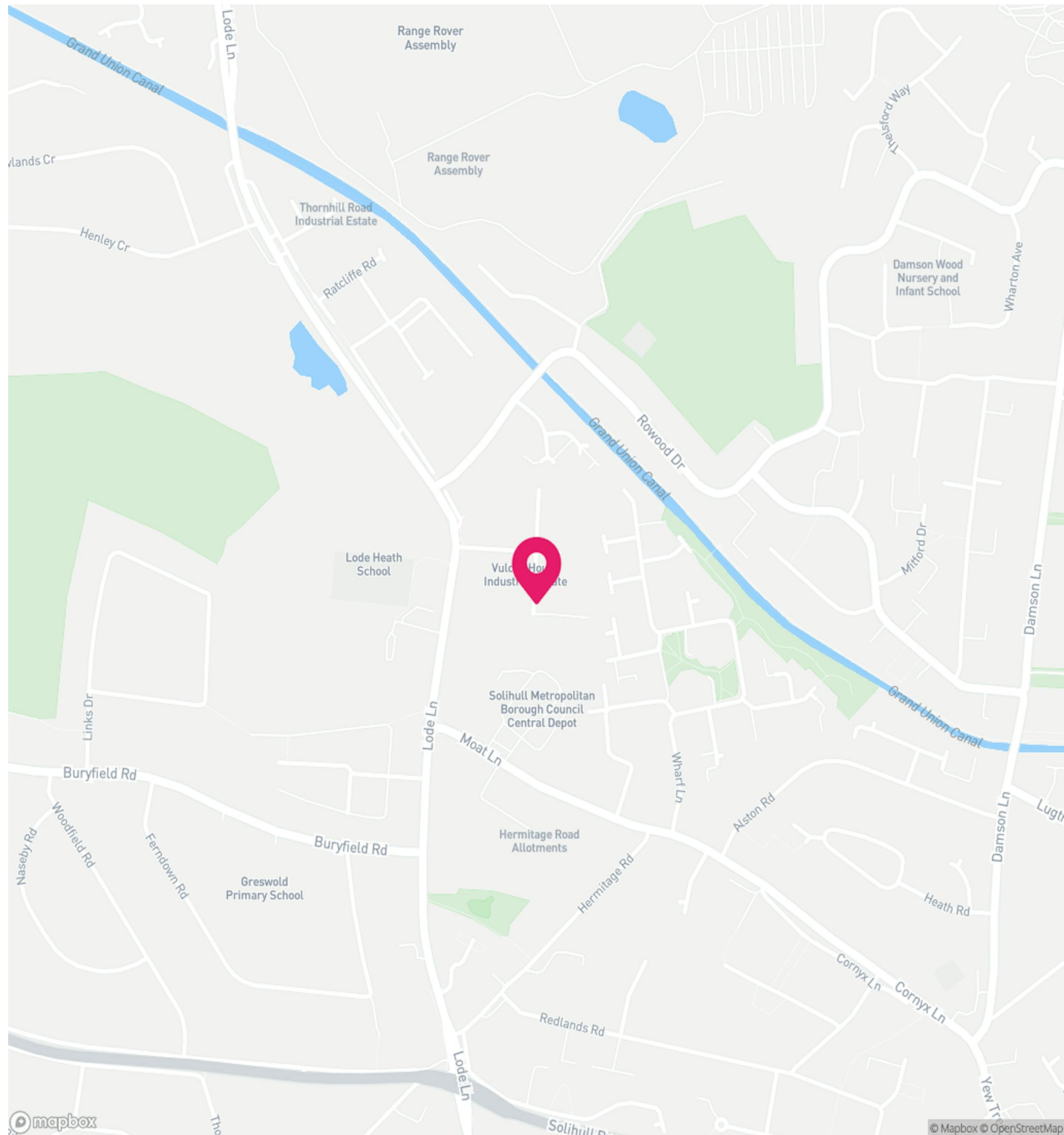
The unit benefits from direct loading access to the front via a level loading door, together with a separate pedestrian entrance. The warehouse provides good natural light and is suitable for a range of industrial, workshop, storage and trade counter uses, subject to the necessary consents.

LOCATION

Vulcan Road is situated within a well-established commercial and industrial location in Solihull, approximately a short distance from Solihull town centre and its extensive retail, leisure and professional amenities.

The estate benefits from excellent road connectivity, being positioned within convenient reach of the A45 Coventry Road, which provides a key arterial route linking Birmingham city centre to the west and Coventry to the east. The wider motorway network is also readily accessible, with connections towards the M42, M6 and M40, together with Birmingham Airport, the NEC and Birmingham International Railway Station, all of which are located within the surrounding area.

Solihull Railway Station is also nearby, providing regular services to Birmingham Moor Street, Birmingham Snow Hill, London Marylebone and surrounding regional destinations. Birmingham International Railway Station offers further national rail connectivity, including links to Birmingham Airport and the NEC.



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	1,700	157.94	Available
Mezzanine - Mezzanine	418	38.83	Available
Total	2,118	196.77	

RATEABLE VALUE

Rateable Value: £12,750

Rates Payable: Approximately £1,377 per annum, subject to the occupier qualifying for Small Business Rate Relief.

Interested parties are advised to make their own enquiries with Solihull Metropolitan Borough Council to verify the rates payable and their eligibility for any relief.

SERVICES

The unit benefits from a three-phase electricity connection however the gas connection within the unit has been turned off.

The tenant may be able to reinstate the gas connection at their own cost, subject to landlord approval.

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

£17,000 per annum

POSSESSION

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

EPC

B-

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



Ryan Lynch

0121 638 0500
ryan@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)