

# STIRCHLEY

## Trading Estate

Hazelwell Road, Stirchley, Birmingham B30 2PF



## TO LET

industrial/warehouse units

from 1,350 to 12,000 sq.ft (125 - 1,115 sq.m)



Images used for indicative purposes.

The estate comprises a range of production/storage units within an attractively landscaped and secure environment benefitting from electronic gates and CCTV. It is located within easy reach of the city centre and motorway network.

**MUCKLOW**

[www.mucklow.com](http://www.mucklow.com)

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### LOCATION

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Stirchley Trading Estate is located approximately 4 miles south of Birmingham City Centre along the A441 Pershore Road.

The estate is conveniently located for junction 2 of the M42 which is 4 miles to the south.

### DESCRIPTION

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The estate provides a range of units from 1,350 to 12,000 sq ft and is occupied by both local and national businesses undertaking a range of activities. The available space comprises:

- Refurbished accommodation
- Steel portal frame/clear span warehousing
- Minimum clear working height 6.1m
- Integral offices
- Generous shared yard, dedicated loading and parking provision
- Secure site with electronic gate and CCTV
- Attractive landscaped areas

### USE

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The units are suitable for a range of uses including B1, B2 and B8. Other uses may be considered by the landlord, subject to planning.

### SERVICES

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All units benefit from 3 phase electricity and water. Certain units on the estate also have mains gas available.

### LEASE TERMS

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The units are available by way of new full repairing and insuring leases for a term to be agreed.

### SERVICE CHARGE

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A service charge is payable half yearly in advance to the managing agents and covers the cost of the management and upkeep of the common parts of the estate.

### INSURANCE

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Insurance for the building is via the landlord's block policy with the appropriate premium for each unit being recharged to the relevant tenant.

### VAT

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All prices are quoted exclusive of VAT which is charged in addition at the appropriate rate prevailing.

### LEGAL COSTS

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Each party to be responsible for their own legal costs incurred in the preparation of a new lease.

### LANDLORD

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A & J Mucklow Group Plc is a long established Midlands based property company with its head office in Halesowen. It focuses on the long term ownership and development of industrial and commercial property.

The company prides itself on maintaining its excellent reputation for providing a quality product and service to its customers.

### TIMING

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Occupation can be provided in a very short period of time subject to agreement and completion of the lease.

### VIEWING

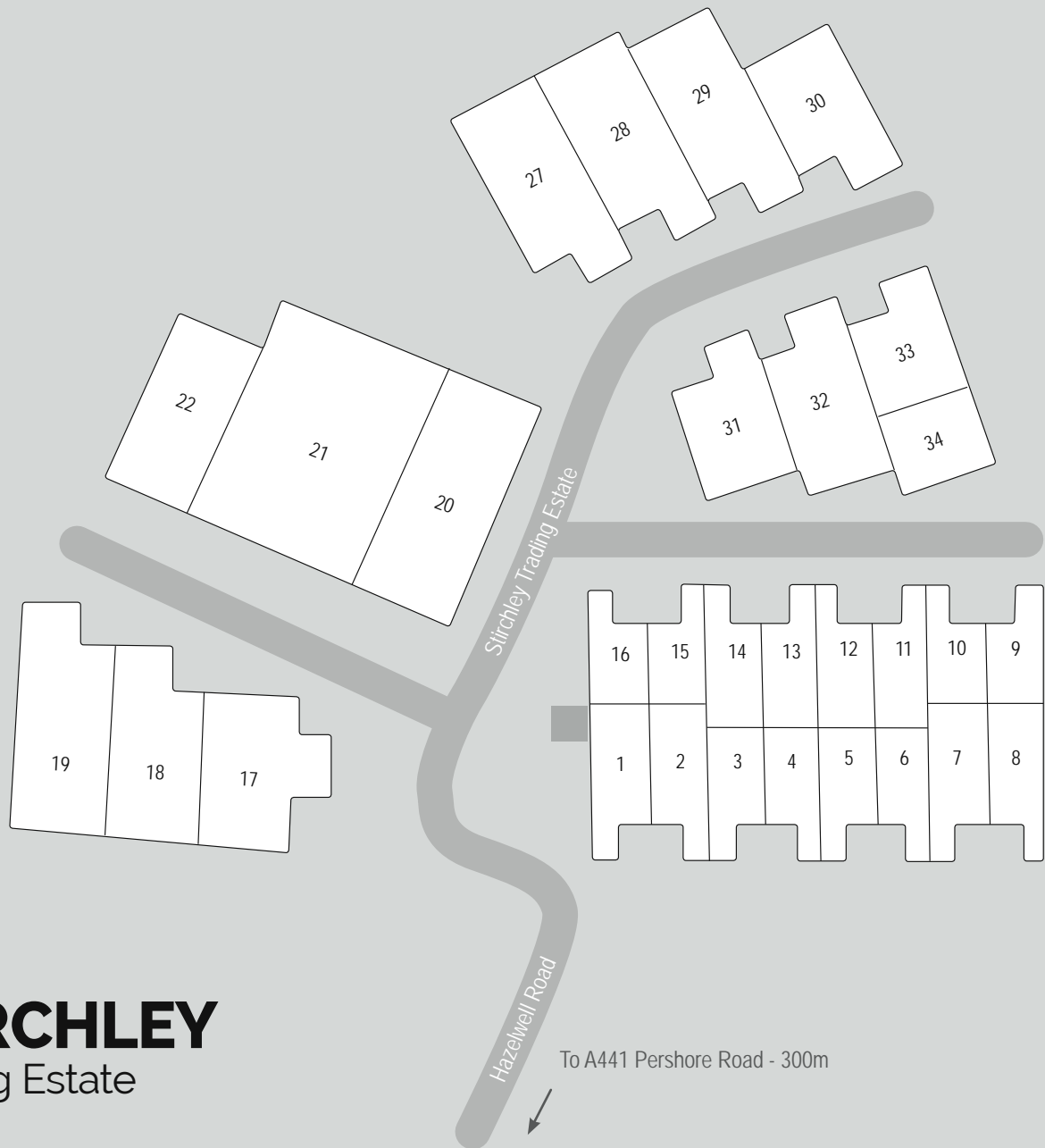
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Via the letting agents or Mucklow direct.

### CURRENT AVAILABILITY

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Please refer to the accompanying schedule for details of units currently available for lease.



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### CURRENT AVAILABILITY

Unit Number	Size	Rent pa	Service Charge pa	Rateable Value	Rates Payable pa	EPC Band
Unit 22	4,500 sq ft	£25,750	£2,115	£23,000	£11,017	C – 73
Unit 34	2,526 sq ft	£14,525	£1,187	£19,500	£9,341	TBC

Insurance for the building is covered under a block policy with Aviva, paid by the landlord and under the terms of the lease to be reimbursed by the tenant.

Service Charge covers the common areas and maintenance of the estate and is currently £0.47 per square foot per annum, payable half yearly in advance to our managing agents, Cushman & Wakefield.

In 2017 businesses with a property with a rateable value of up to £12,000 will receive 100 percent relief, while those with a property with a rateable value of £12,000 to £15,000 will receive tapered relief.

For more information please contact Stuart Haydon on 0121 550 1841, email: [stuart.haydon@mucklow.com](mailto:stuart.haydon@mucklow.com) or visit our website: [www.mucklow.com](http://www.mucklow.com).



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