

KINGS NORTON BUSINESS CENTRE BIRMINGHAM

17 SOVEREIGN RD

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BIRMINGHAM B30 3HQ

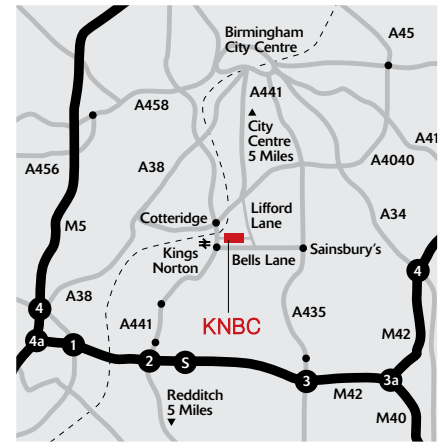
TO LET

INDUSTRIAL WORKSHOP UNIT 513 SQ M (5,522 SQ FT)

- INTERNAL OFFICES WITH HEATING AND LIGHTING
- SECURE SELF-CONTAINED YARD TO REAR
- ON-SITE CAR PARKING



AREA MAP



LOCATION

The premises are situated on the Kings Norton Business Centre which fronts onto the A441 (Persnore Road South) and extends to Lifford Lane.

Shops, banks and other services are available within walking distance at both Cotteridge and Kings Norton centres.

DESCRIPTION

The premises comprise:

- Single storey, single bay industrial unit
- Offices with heating and lighting
- Vehicular access via 3 loading doors
- Profile metal clad roof with 10% translucent roof lights
- Gated and fenced rear service yard

ACCOMMODATION

Description	sq m	sq ft
Workshop	483.00	5,200
Offices	30.00	322
Total GEA (approx)	513.00	5,522

TENURE

The unit is available via a new full repairing and insuring lease on terms to be agreed. A short term lease will be considered.

RENTAL

£29,000 per annum exclusive of VAT.

RATES

Rateable value (2005) £32,000.

www.kingsnortonbusinesscentre.co.uk

PLANNING

The premises can be used for business, light industrial and/or warehousing purposes in accordance with classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 2005.

SERVICE CHARGE

A variable service charge will be levied by the Landlord to cover the costs of maintenance and upkeep of the common parts of the Business Centre and 24 hour mobile security.

AVAILABILITY

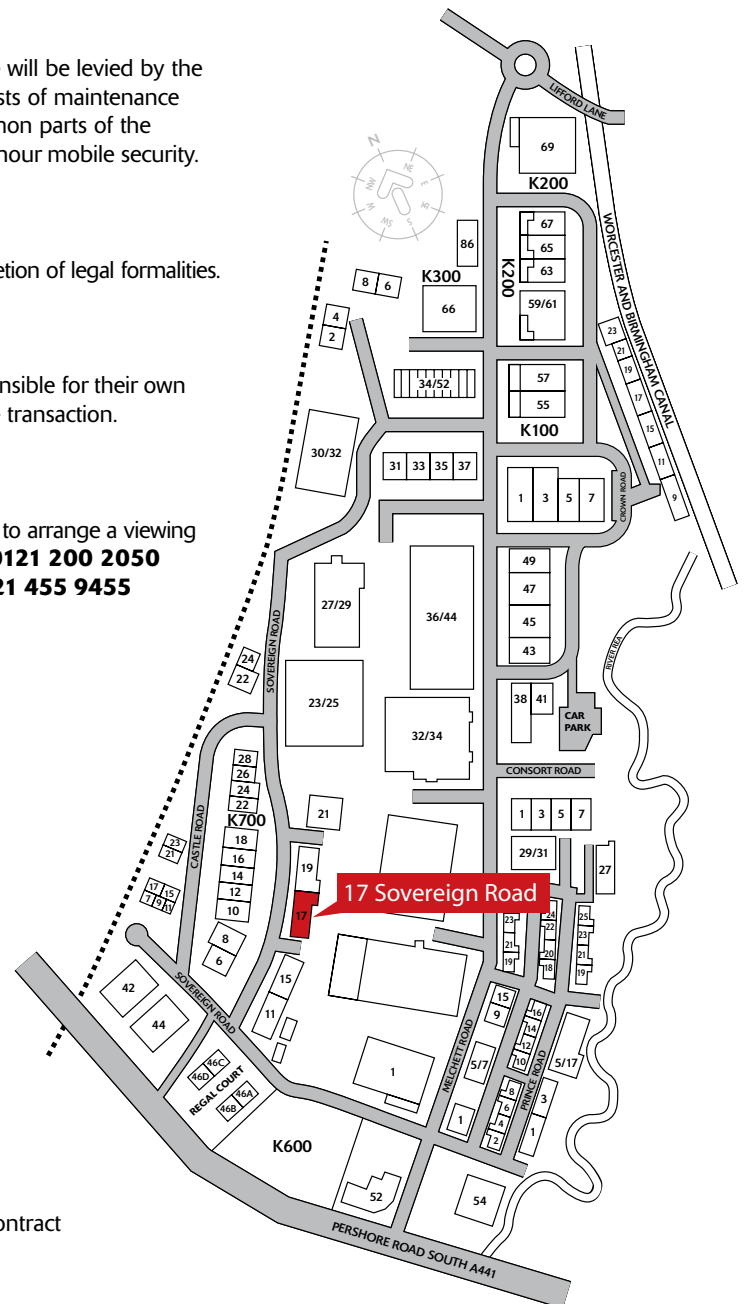
Immediately upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs relating to the transaction.

VIEWING

For further information or to arrange a viewing please contact **DTZ** on **0121 200 2050** or **Harris Lamb** on **0121 455 9455**



Subject to contract



SEGRO, supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. 10/07.

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