

WAREHOUSE UNIT TO LET

**Unit 7 Dorset Road
Saltley Business Park**

Carter Jonas

0121 285 9470

www.carterjonas.co.uk



**FLEXIBLE TERMS AVAILABLE
UNIT 7 DORSET ROAD
SALTLEY BUSINESS PARK
BIRMINGHAM
B8 1BG**



ACCOMMODATION

Office 400.15 Sq/m 4,307 Sq/ft

Warehouse 3,004.39 Sq/m 32,339 Sq/ft

Total 3,404.52 Sq/m 36,646 Sq/ft

- 7.5 Minimum Working Height
- Dedicated Parking to Front of Unit
- 1000 kVA Power Supply
- Large Secure Loading Yard
- 24 Hour Manned Security

LOCATION

Saltley Business Park is a strategically located industrial/warehousing park situated approximately 2 miles Northeast of Birmingham City Centre. The Estate benefits from excellent accessibility being located off Heartlands Parkway (A47) which links to Junction 6 of the M6 (Spaghetti Junction) approximately 1.5 mile North and Junction 5 of the M6 approximately 4 miles distant.

DESCRIPTION

The premises comprise a self-contained 3 'bay' industrial / warehouse building, with brick walls to full height and a dual pitched roof over, offering the following specification:

- Integral double storey office accommodation
- 1000 kVA Power Supply
- 2 x 4.5m x 5.4m level access loading doors
- Large private secure loading yard, accessed off Arley Road
- Dedicated car parking

RENT

Quoting rent of £5 per sq ft per annum.

BUSINESS RATES

Rateable Value 2022/23 - £155,000

Rates Payable 2022/23 - £79,360

TERMS

On application

VAT

VAT may be payable on the rent and service charge

LEGAL COSTS

Each party to be responsible for their own legal costs

SERVICE CHARGE

A service charge is levied in respect of the repair/maintenance of all common area/services.

TENURE

Premises are available by way of a new FRI lease direct with the landlord. Flexible terms may be considered.

PLANNING

We understand there is planning for Use Class B1, B2 & B8

ENERGY PERFORMANCE CERTIFICATE

The Unit has an EPC of C58

REFERNCES/DEPOSIT

The successful Tenant may need to provide satisfactory references for approval. The Landlord may also request a rental deposit.

SERVICES

We are advised that mains water, drainage and 3 phase electricity is connected or available. Interested parties are advised to check this position with their advisors/contractors.

OUTSIDE

Car parking and loading/unloading areas are located to the rear of the property and located alongside the shared access route.

INSPECTIONS

Strictly by prior appointment with the Sole Agents, Carter Jonas.

Contact**Sam Cooke**

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