

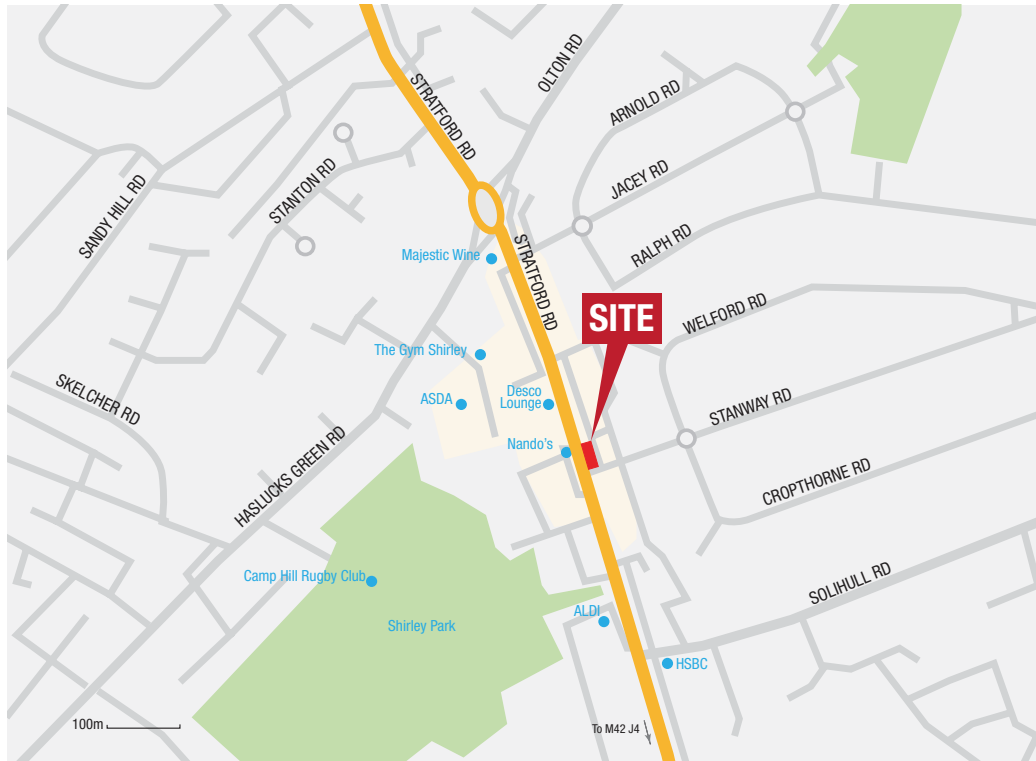
**WAREHOUSE UNIT 2,185 SQ FT (202.99 SQ M)  
UNIT 3 STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 3AU**



- Rare Opportunity
- Situated Behind Retail Units
- Portal Frame Warehouse
- Level Loading Access Door
- External Car Parking
- Gated Estate with CCTV

## LOCATION

The property is situated just off the A34 Stratford Road, to the rear of a parade of retail units with an access road between. The A34 Stratford Road is a main arterial route between the M42 and Birmingham City Centre. The location is an established commercial location with Shirley's main high street stretching along the A34. Shirley is an affluent and densely populated district of Solihull, located 9 miles south east of Birmingham City Centre and 2 miles from junction 4 of the M42 motorway.



## DESCRIPTION

The property is of portal frame construction with brick elevations surmounted by a sheeted pitched roof. Internally the building provides clear span warehouse accommodation. The unit is accessed via a level roller shutter door, opening on to a forecourt area which provides parking and loading / unloading.

## RENT

Rent on application.

## TENURE

The property is available to let on a new full repairing and insuring lease, for a term of years to be agreed.

## PLANNING

We understand the premises qualify for B1, B2 or B8 uses. Interested parties are advised to make their own enquiries with Solihull Metropolitan Borough Council to ensure that their intended use will be permitted.

## BUSINESS RATES

Rateable Value - TBC

## SERVICE CHARGE

The tenant is responsible for payment of the estate service charge which is levied to cover the cost of maintenance of the communal parts of the estate.

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

## EPC

C - 73

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## VIEWINGS

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