

# AVENUE TERRACE

AVENUE ROAD • BIRMINGHAM • B6 4DY

## Unit 1

278 sqm (3,000 sqft) approx



- Modern hybrid warehouse / business unit
- Secure and fenced estate
- Established commercial area
- 1 mile to Birmingham City Centre
- 1.5 miles from Junction 6 of the M6

**TO LET**  
WAREHOUSE UNIT  
3,000 SQ.FT.

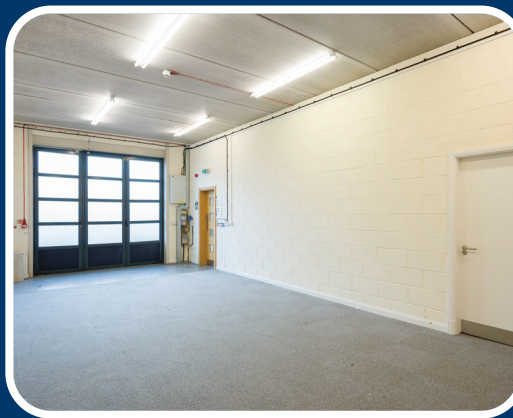
**Knights Frank**  
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PLEASE DO NOT PARK  
IN THIS AREA AS IT  
IS RESERVED FOR THE USE  
OF THE CARS

NO ENTRY

NO ENTRY



### Location

The unit is located in an established commercial area directly off the A5127 Lichfield Road, only 500 metres from the Dartmouth Circus roundabout and 1 mile from Birmingham City Centre. Junction 6 of the M6 is located 1.5 miles away.

### Description

The high specification unit was constructed in 2005 with full brick and glazed elevations under a curved profile roof and part glazed loading doors. The unit has a clear working height of 3 metres on the ground and first floor and is suitable for a variety of uses. Designated car parking is also provided to the front of the unit. The site is fully secured with steel fencing and has controlled entrance and exit gates along with monitored CCTV.

### Accommodation

**Unit 1** 278 sq m 3,000 sq ft approx.

### Tenure

The premise is available on a leasehold basis.

### Terms

Quoting rent on application.

### Services

We have not tested any appliances within the unit.

### VAT

The premise may be subject to Value Added Tax at the prevailing rate.

### Business Rates

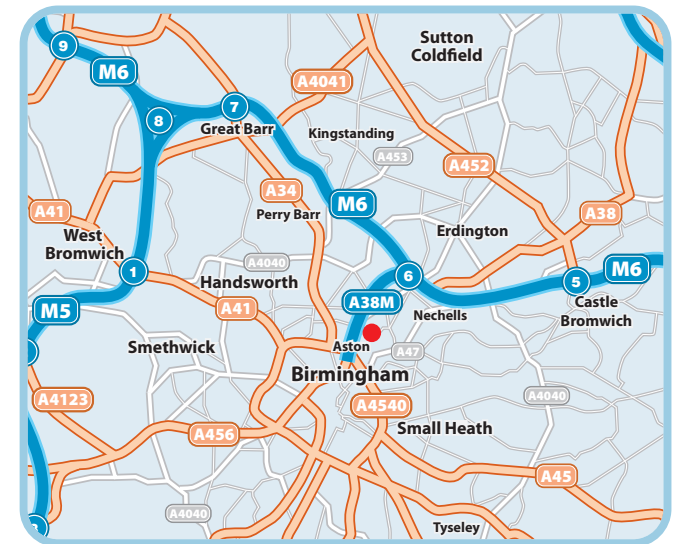
We understand the 2020 Rateable Value is £23,000.

### Service Charge

A service charge is levied for the upkeep of the common parts of the estate, further details on application.

### EPC

The Energy Performance Rating for the unit is C61.



Sat Nav: B6 4DY



#### PROPERTY MISDESCRIPTIONS ACT:

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Designed and Produced by Q Squared Design Ltd. Tel 01789 730833. December 2020.

Viewing: By prior appointment with the joint agents:



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