

# TO LET

Industrial/warehouse units from  
**1,350 sq.ft (125 sq.m)**



# STIRCHLEY TRADING ESTATE

Hazelwell Road, Stirchley, Birmingham B30 2PF

**MUCKLOW**  
A LONDONMETRIC COMPANY

The estate comprises a range of units suitable for activities including production, storage and potentially trade counter use, within easy reach of the city centre and motorway network.

## LOCATION

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

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
- A range of clear working heights up to 22ft (6.7m)
- Integral offices
- Dedicated loading and parking provision
- Secure site with electronic gate and CCTV
- Attractive landscaped areas

## USE

The units are suitable for a range of activities including production, storage and potentially trade counter use, subject to planning. Other uses may be considered by the landlord, also subject to planning.

## SERVICES

All units benefit from 3-phase electricity, mains water supply and drainage. Certain units may also have a gas supply.

## LEASE TERMS

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

## SERVICE CHARGE

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

## INSURANCE

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

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

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

The anti money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

## TIMING

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

## VIEWING

Via the letting agents or Mucklow direct.

## CURRENT AVAILABILITY

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



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**1,350 sq.ft (125 sq.m)**



To A441 Pershore Rd - 300m



**STIRCHLEY  
TRADING ESTATE**

For Satellite Navigation please  
use postcode **B30 2PF**



On behalf of:



Letting Agents:



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars.

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### Current Availability

| Unit   | Size         | Rent pa             | Service Charge pa | Rateable Value | Rates Payable pa | EPC Band |
|--------|--------------|---------------------|-------------------|----------------|------------------|----------|
| Unit 1 | 2,075 sq.ft. | Rent on application | £1,058            | £TBC           | £TBC             | TBC      |
| Unit 2 | 2,075 sq.ft. | Rent on application | £1,058            | £TBC           | £TBC             | TBC      |
| Unit 6 | 1,722 sq.ft. | Rent on application | £878              | £9,500         | £4,741           | E        |



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