

Industrial Units - To Let



Unit 2, Port Hope Industrial Estate , Port Hope Road,
Sparkbrook B11 1JT



Size: 3,907 Sq Ft (362.96 Sq M)

Rent: £30,000 per annum exclusive

Service Charge: £1,970 per annum

Key Features

- Close to proximity to major motorway links
- Good Eaves Height
- W/C Facility
- 3 - phase electricity

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

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Location

A modern, purpose built, single storey industrial unit circa 2004 located within a complex of four units in two separate blocks in a secure estate

Description. The unit is of Steel portal frame construction and a galvanised steel sheet roof. Estate benefits from a good circulation area for deliveries as well as ample parking in front of each of the respective units and the site is secured by high metal gates

Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Tenure

The premises are available leasehold.

The Landlord may consider the following:

- (i) A periodic tenancy subject to six months notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease (or multiples thereof).

Rent

£30,000 per annum

Service Charge

A Service Charge of £1,970 per annum will be payable to cover the cost of additional services provided by the Landlord.

VAT

VAT is not applicable to this property.

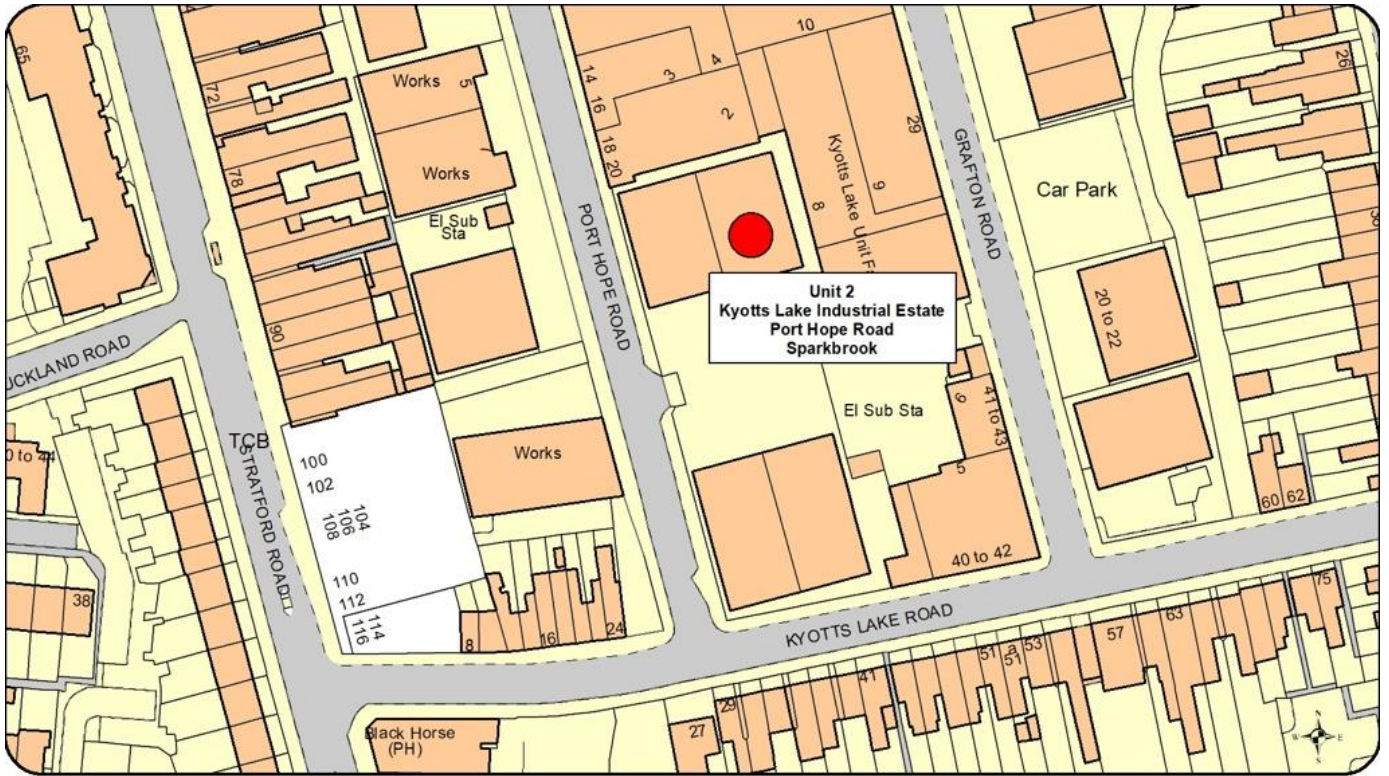
Business Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact the Lettings Team via email bpslettings@birmingham.gov.uk



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