



INDUSTRIAL/WORKSHOP PREMISES - TO LET

Unit 18, Gate Lane Clarke Industrial Estate, Sutton Coldfield, B73 5TS



1,731 SqFt (160.81 SqM) | £16,000 per annum exclusive

Key Features

- Well situated within popular local commercial estate
- On site parking
- Local amenities available nearby
- Sutton Coldfield town centre within 2 miles
- Secure gated access into the estate
- New lease



LOCATION

The subject property is situated within Clarke Industrial Estate off Gate Lane in the Boldmere district of Sutton Coldfield. Gate Lane leads from Boldmere Road, a busy local shopping centre with a wide cross section of retailers to include Sainsbury's Local, Tesco Express, Costa Coffee, WHSmith and The Bishop Vesey Public House.

Sutton Coldfield is a little over 2 miles away providing further amenities as is Princess Alice retail park. Wylde Green railway station is within walking distance and offers regular train services on the Cross City line to Birmingham Grand Central, Sutton Coldfield and Lichfield.

DESCRIPTION

The subject property comprises an industrial workshop/warehouse situated within the Clarke Industrial Estate off Gate Lane in the Boldmere district of Sutton Coldfield.

The property is situated behind a secure gated entrance with shared access. Parking available within the yard. Internally the building offers predominantly open plan workshop/warehouse space together with WC's and teapoint. There is also a mezzanine providing store/office space.

TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£16,000 per annum exclusive.

BUSINESS RATES

Rateable Value £8,600 prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief in 2024/2025 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

Assessment awaited.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

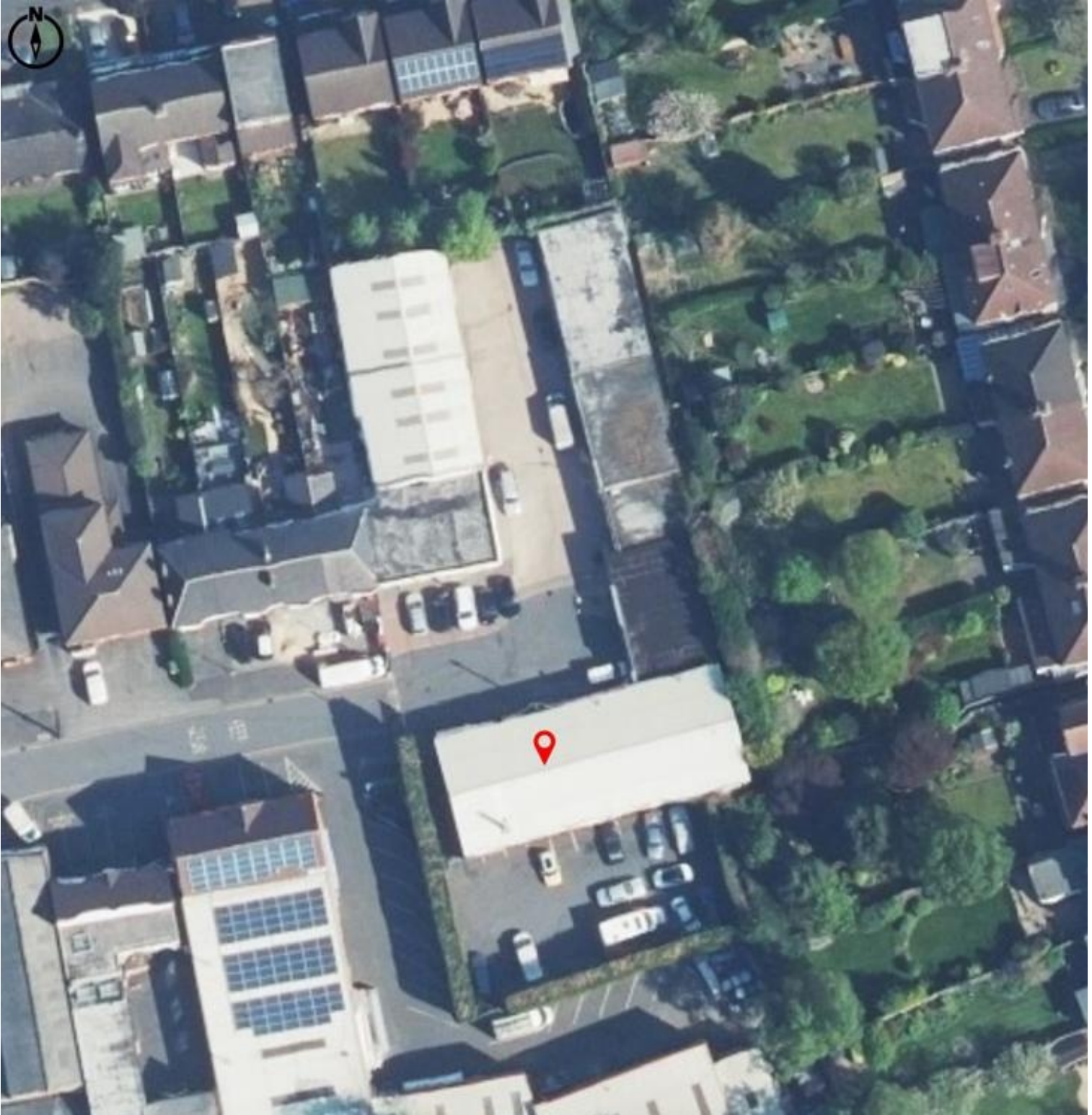
All figures are quoted exclusive of VAT.

VIEWING

Strictly by prior appointment, please contact:



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