

CITY TRADING ESTATE

ICKNIELD SQUARE | BIRMINGHAM | B16 0PP

Industrial/Warehouse
Starter Units

To Let Fully Refurbished

Unit 4 - 1,411 sq ft
(131.09 sq m)

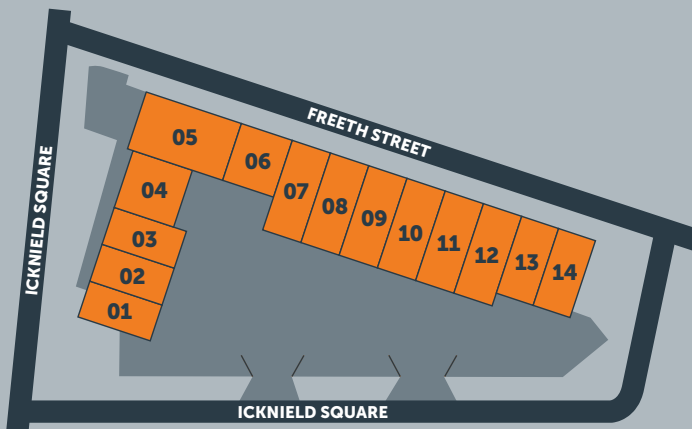


P Yard and demised parking areas

 Excellent road links to Birmingham City Centre

Location

City Trading Estate is located off Icknield Square in Ladywood, approximately ½ mile from Birmingham City Centre being accessed from the main A4540 Ladywood Middleway.



On behalf of:

PALOMA
CAPITAL

Viewing

For an appointment to view or for further information contact the sole agent:

Harris Lamb Limited Conditions under which Particulars are issued

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Description

City Trading Estate comprises 14 industrial/warehouse and starter units suitable for a range of end uses. The properties are of steel frame construction with brick and block elevations and a concrete floor under lined pitched roofs incorporating roof lights. The units provide a working height of approximately 3.6 metres.

The estate has recently undergone a refurbishment programme therefore all available units have been painted throughout, provide LED lighting, electric roller shutter doors and W.C facilities.

Loading and car parking is provided directly in-front of each unit with further car parking available around the estate. In addition, new estate fencing, gates and signage has been provided.

Accommodation/Rent/EPC

Unit	Sq ft	Rent	EPC
4	1,411	£16,950 pa	E(110)



Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rates

Unit	2023 RV
4	£7,500

Potential for small business rate relief (zero rates payable)

Planning

All interested parties to make their enquiries to the Local Planning Authority.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Service Charge

A service charge is levied for the maintenance of common areas.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Legal Costs

Each party to bear their own.



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