

To Let

Stella House

Talbot Way, Birmingham, B10 0HJ



Location

Talbot Way, developed circa 1980's, provides a range of standalone, high quality, distribution/manufacturing facilities.

The main access is via Small Heath Highway/Coventry Road (A45). Junction 6 of the M42 Motorway, NEC and Birmingham International Airport & Railway are located approximately 4 miles south east (direct dual carriageway access via Coventry Road).

Birmingham City Centre is situated approximately 4 miles north east. Birmingham (United Kingdom's second city - population circa 2.6M) has benefited from considerable expansion/regeneration/development over the last 10/15 years. (ongoing).

The region benefits from excellent communicational links, served by the M6, M5, M40, M42 & M54 Motorways.

Description

- Portal framed
- Accessed via a series of "up & over" doors
- Secure off-street car parking – circa 60 spaces
- Secure enclosed yard, including a covered loading bay
- High quality office accommodation
- Overhead gas radiant heaters

Accommodation

77,038 sq ft/7,157 sq m

Tenure

The property is available on the basis of a 10 year F.R.I. lease (5 year review pattern).

Rental Payments

Quarterly in advance.

VAT

VAT is applicable.

Business Rates

Rateable Value : £372,500

Rates Payable: circa £178,800 p.a.

Mains Supplies

The property has the advantage of a substantial, three phase electrical supply, gas, water & drainage.

Permitted Use

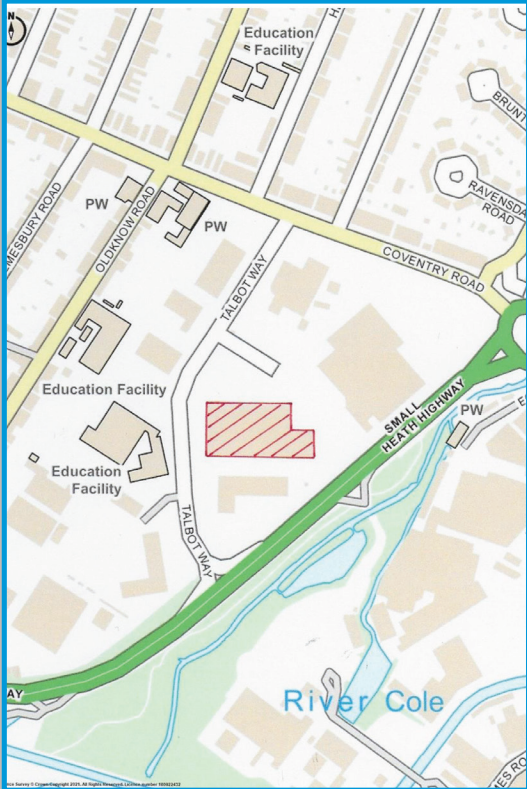
Distribution or light manufacture

Legal Costs

Each party to bear their own proper legal costs.

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Further information – Please contact the joint agents:



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