

WAREHOUSE/OFFICE PREMISES - TO LET

Unit 3, Clarke Industrial Estate, Gate Lane, Sutton Coldfield, B73 5TS



745 SqFt (69.21 SqM) | £12,000 per annum exclusive

Key Features

- Close to Boldmere High Street
- Sutton Coldfield Town Centre within 2 miles
- External parking.
- Carpet cover in part, electric heating, recessed strip lighting, air conditioning.
- Sainsburys Local, Tesco Express and Costa Coffee nearby
- New lease



LOCATION

Clarke Industrial Estate is well located on Gate Lane which 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 property is well presented to provide office space, providing 2 storage rooms together with warehouse, a single WC and kitchen. External parking is available.

TERMS

The premises are to be offered by way of a new full repairing and insuring lease the terms for which are to be agreed by negotiation.

ASKING RENT

£12,000 per annum exclusive

BUSINESS RATES

Rateable Value £4,300 prior to any transitional arrangements.

However businesses may benefit from 100% business rates relief in 2023/2024 on this property.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

Energy Performance assessment rating B - 38.

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 quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



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Unit 3 Gate Lane Sutton Coldfield

Approximate Gross Internal Area
732 sq ft - 68 sq m



Not to Scale. Produced by The Plan Portal 2024
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