

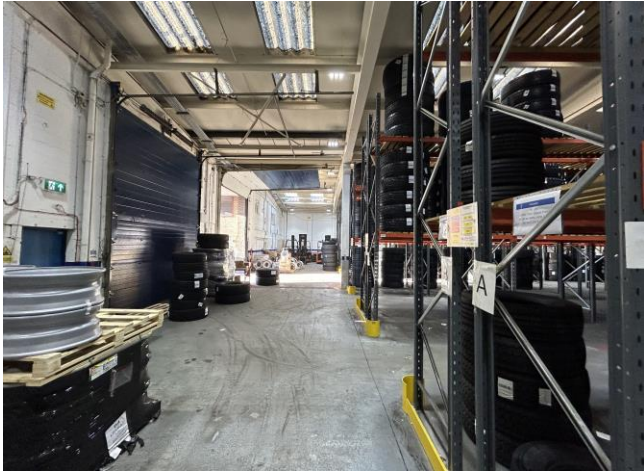


UNITS 4 + 5 WINDSOR INDUSTRIAL ESTATE  
RUPERT STREET, BIRMINGHAM, B7 4PR  
11,991 SQ FT INDUSTRIAL PREMISES – FLEXIBLE LEASE TERMS AVAILABLE

[geraldeve.com](http://geraldeve.com)

  
**GERALDEVE**  
A NEWMARK COMPANY





## Location

The property is located in a prominent position at the entrance of Windsor Industrial Estate. The premises is situated one mile north of Birmingham City Centre, with access to the national motorway network via M6 J6 approximately two miles away.

## Description

The property comprises a detached industrial premises, configured as two semi-detached buildings. The property has the following specification:

- Three roller shutter loading doors
- Ancillary secure gated service yard
- Warehouse lighting
- Ground and first floor office accommodation including two sets of kitchen and WC facilities.
- Dedicated car park

## Schedule of accommodation

Description	Area (sq m)	Area (sq ft)
Warehouse	853.12	9,183
Offices	249.85	2,689
Canopy	82.35	886
<b>TOTAL</b>	<b>1,185.32</b>	<b>12,758</b>

## Business Rates

Rateable Value (2023): £65,000  
Workshop and premises

## EPC

TBC

## Terms

The property is available by way of sub-lease, for a term up till June 2026.

A new lease may be available via negotiation.

## Viewing

By appointment through the sole agents, Gerald Eve LLP.

### Sam Pearson

Tel. 0121 616 4840

Mob. 07557 587 826

Email. [spearson@geraldev.com](mailto:spearson@geraldev.com)

### John Sambrooks

Tel. 0121 616 4841

Mob. 07919 624 512

Email. [jsambrooks@geraldev.com](mailto:jsambrooks@geraldev.com)

Gerald Eve LLP, a Newmark company, is a limited liability partnership registered in England and Wales (registered number OC339470 and registered office at One Fitzroy 6 Mortimer Street London W1T 3JJ). The term partner is used to refer to a member of Gerald Eve LLP, Newmark GE Services LLP or an employee or consultant with equivalent standing and qualifications.

The particulars are issued pursuant to the following conditions:

1. No Offer: These particulars do not, and shall not constitute, in whole or in part, an offer or a contract or part thereof. Gerald Eve LLP, nor any partner, or any employee or consultant thereof ("Gerald Eve Persons"), has authority to make or enter into any such offer or contract;
2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP and/or any Gerald Eve Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Gerald Eve LLP may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors/Lessors and Purchasers/Lesseees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Gerald Eve LLP from acting altogether.
4. Privacy: For further information concerning how we use personal data please see our privacy statement: [www.geraldev.com/privacy-statement/](http://www.geraldev.com/privacy-statement/)