



Sanderson
Weatherall

WORKSHOPS TO LET



Stephens Industrial Estate, 635 Warwick Rd, Tyseley, Birmingham B11 2EZ

sw.co.uk



- Good workshop units available to lease at very competitive rents.
- No VAT payable.
- Internal repairing and insuring leases.
- Excellent small industrial estate in easy access main road location.

Location

Stephens Industrial Estate is located on the southern side of the A41 Warwick Road opposite Tyseley Locomotive Works and goods yard. It can be found using postcode B11 2EZ.

Description

The estate is multi let and provides a number of units in a variety of styles suitable for light industrial uses

Unit 5 is an attached ground floor industrial unit, in a block of other units. It provides single storey workshop accommodation, under a truss North Light style roof. Internally the unit provides good usable space with brick walls and concrete floor. It is accessed via two drive-in roller shutter doors or pedestrian access door from the front. The unit has a maximum working height of 3.8m.

Unit 9 is an attached ground floor industrial unit, in a block of other units. It provides single storey workshop accommodation, under a truss pitched roof. Internally the unit provides refurbished good usable space with brick walls and concrete floor. Self contained WCs and basic partitioned offices are provided. Access is via a covered access route which has a minimum height of circa 2.8m, to a drive-in roller shutter or pedestrian access door.

Unit 16A is a first floor workshop/ office unit accessed via internal staircase. It is of standard specification with internal partitioning providing several rooms and shared WC/ kitchenette.

Unit 16C is a first floor workshop/ office unit accessed via internal staircase. It is recently refurbished and entirely open plan with shared WC and kitchenette.

Car parking is available on site on a fair usage basis. There is shared yard available of loading.

Availability

The current availability is:

Unit	Approximate Gross Internal Floor Area		Rent payable
	m ²	sq ft	
Unit 5	162.4	1,748	£11,000 pa
Unit 9	333.7	3,590	£14,500 pa
Unit 16A	97	1,045	£6,000 pa
Unit 16C	89	996	£6,000 pa

Lease

The units are available on new internal repairing and insuring leases, for a minimum term of five years, subject to contract. A rent deposit may be requested, subject to references.



Unit 9



Unit 16C

Use

The property has permission to be used as 'Light Industrial' under use class E(g), of the use classes order.

Alternative uses may be considered, but no further motor repair or servicing uses will be allowed.

Business rates assessment

Tenants will be responsible for business rates with units assessed as follows:

Unit	Rateable value 2023 assessment	Estimated Business Rates payable 2024-2025
Unit 5	£9,400	£5,133
Unit 9	£9,600	£5,242
Unit 16A	£6,000	£3,276
Unit 16C	£6,300	£3,440

Small businesses may be eligible for business rates relief. We recommend that you enquire with Birmingham City Council explaining your individual circumstance.

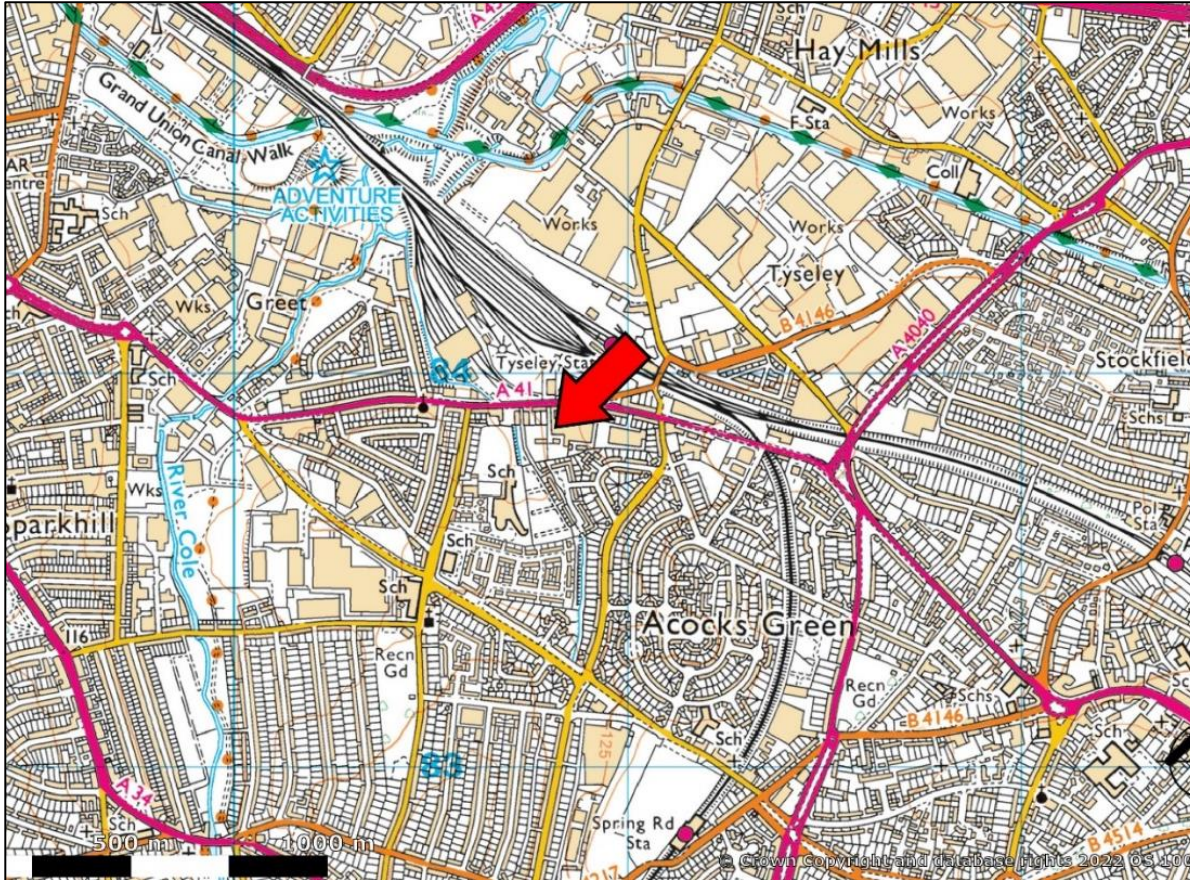
VAT

The property is not currently elected for VAT.

Energy Performance

The units are assessed for Energy Performance as follows:

Unit	EPC Rating
Unit 5	Band D, with a score of 82 points
Unit 9	Band D, with a score of 86 points
Unit 16	Band B, with a score of 48 points



Strictly by prior appointment with the agents:

James Carver

0121 269 0022

james.carver@sw.co.uk

Sanderson Weatherall LLP,

122 Colmore Row,

Birmingham B3 3BD

sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

May 2024

**Sanderson
Weatherall**

sw.co.uk