

SHEPHERD COMMERCIAL

**SECURE SMALL INDUSTRIAL
ESTATE UNITS WITH
PARKING**

TO LET

Woodside Industrial Estate, Kingshurst, Solihull,
B37 6LY

shepcom.com

Size – 412sqft (38.3sqm)

01564 778890



**SHEPHERD
COMMERCIAL**

£4,500 Per Annum

Key Features

- Secure estate
- Small business rate relief
- Popular location with excellent access to both M42 and M6
- Allocated parking

Location

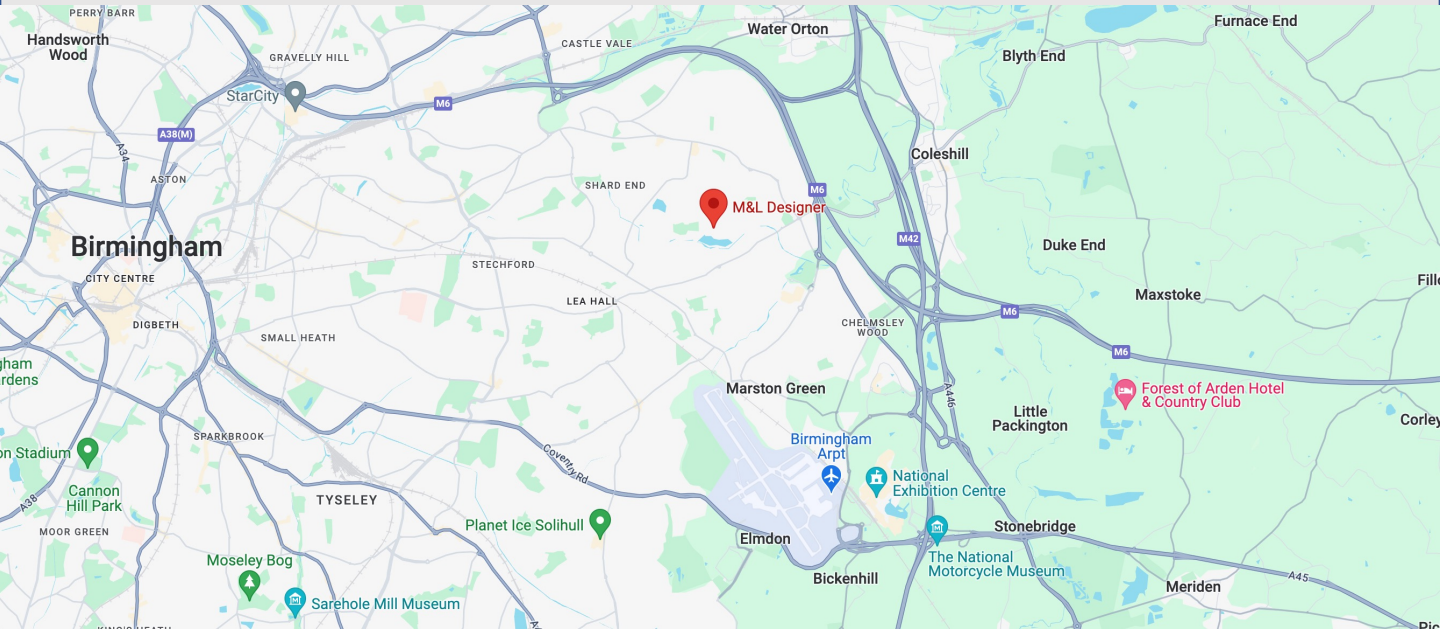
Woodside Industrial Estate is set within a small secure estate surrounded by a residential suburb off Dunton Road in Kingshurst. Close to A452 Chester Road and 2 miles from Birmingham NEC and Birmingham Airport, the property provides excellent access to major road networks and benefits from proximity to the city centre.

Description

The estate forms two terraces of single-storey brick-built industrial units with access from a shared car park set within a secure gated entrance. Surmounting each unit is mono-pitched roofing with each unit benefitting from W.C's, fluorescent strip lighting and UPVC double glazed windows.

Access is via concertina loading doors with concrete loading aprons fronting each unit. The units benefit from allocated car parking.

Map



Tenure

The property is to be marketed to the leasehold open market for the sum of £4,500 per annum equivalent to £375 per calendar month.

The rental figure is inclusive of service charge but does not include buildings insurance which will be paid by the landlords and re-charged to the tenant. It is also the tenants responsibility for contents insurance.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

Further Photos



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More information

EPC – Available on request

Services – We understand all mains services are connected to the property.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com

