

**Middlemore Road / Holyhead Road (A41)
Birmingham
B21 0AL**

TO LET
Immediately Available



0121 265 7500

colliers.com/uk/industrial

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**MAIN ROAD DETACHED SHOWROOM &
WAREHOUSE PREMISES**

32,895 sq ft (3,055.95 sq m)

LOCATION

The former Hughes Electrical Retail and Distribution Centre is highly prominent, directly fronting the junction of Holyhead Road (A41) and Middlemore Road, opposite the Albion Trading Park..

The A41 provides direct access to both the national road network via J1 of the M5 (only 0.5 miles distant) and Birmingham City Centre (about 3 miles to the south east)

The A41 has an average daily traffic flow of over 21,000 vehicles (DfT)

The area is predominantly commercial with retail warehousing and light industrial, uses. Nearby occupiers of note, including West Bromwich Albion, Screwfix, The Range, Wickes and Halfords.

The Hawthorns Train station is a 9 minute walk away and the premises benefits from a bus route directly in front.

DESCRIPTION

The premises comprises a standalone retail showroom with a warehouse to the rear together with a yard and customer parking accessed from Middlemore Road,

The unit benefits from the following specification:

- 6.95m Eaves height
- 1 Electric loading level access doors
- LED warehouse lighting
- 35% of the warehouse has mezzanine with a conveyor belt system
- Fully fitted first floor offices and stock area above ground floor retail/showroom accommodation
- Secure loading yard and parking

TENURE

The unit is available on a new full repairing and insuring lease for a term to be agreed.

RENT

On application via the agent.

BUSINESS RATES

Rateable Value (2017): £118,000

PLANNING USE

The unit is currently suitable for a number of uses including of A1 (retail), B1 (light industrial) and B8 (warehousing) uses, subject to consents. Interested parties should make their own enquiries of the Local Authority.

VAT

The property has been VAT elected therefore VAT will be payable.

ENERGY PERFORMANCE RATING

The property currently has an EPC rating of B - 50

ACCOMMODATION

	Sq. ft	Sq. m
Warehouse	16,977	1,577.16
<i>Mezzanine Floor</i>	<i>6,746</i>	<i>626.70</i>
GF Showroom / Retail	8,229	764.47
FF Offices / Stock Area	7,689	714.31
TOTAL	32,895	3,055.95



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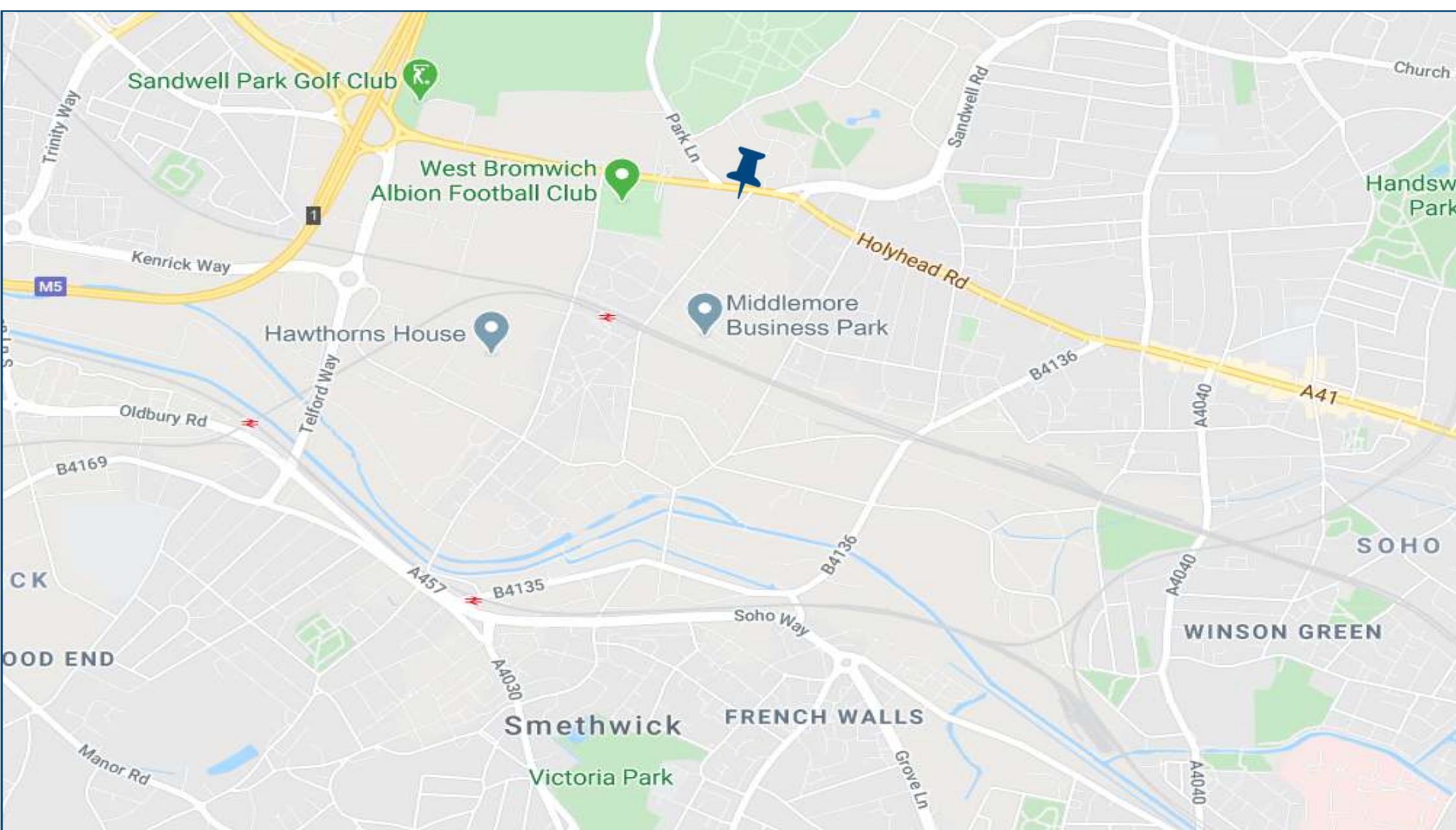
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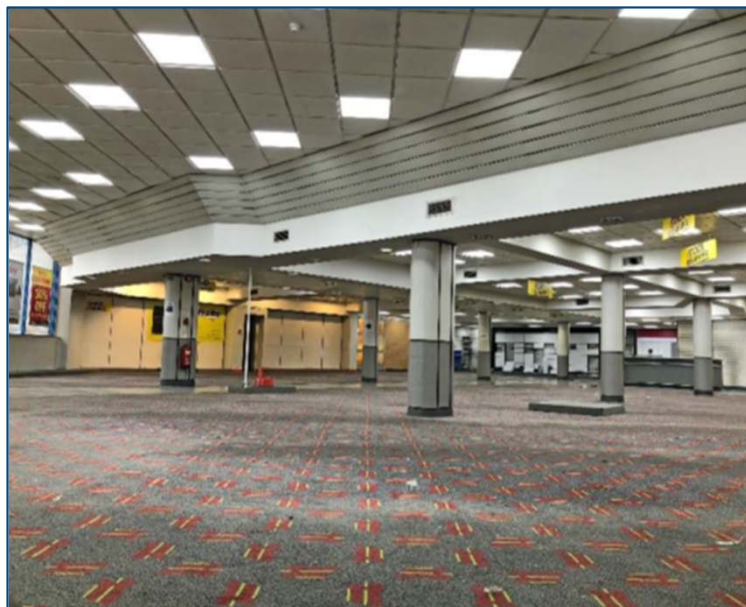
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FURTHER INFORMATION

Should you require further information or wish to arrange a viewing of the property please contact:

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