

# To Let

# Pennycuik Collins

Chartered Surveyors

## Industrial Warehouse Unit

**45 PICKFORD STREET, DIGBETH  
BIRMINGHAM**



***Gross Internal Area 910.232 m<sup>2</sup>  
(9,798 ft<sup>2</sup>) Approx.***

9 The Square, 111 Broad Street, Birmingham B15 1AS Email: [info@pennycuick.co.uk](mailto:info@pennycuick.co.uk) Fax: 0121 665 4190

**[www.pennycuick.co.uk](http://www.pennycuick.co.uk) 0121 665 4150**

### Location

The premises are located on Pickford Street, approximately ½ mile to the east of Birmingham City Centre. Access to the national motorway network is via Junction 6 of the M6, approximately 3 miles to the north east of the premises.

The B4132 and A4540 lead to the A38M which provides a direct route to J6 M6. Moor Street railway station is within walking distance of the premises.

### Description

The premises comprise of a single storey industrial unit with a 2 storey office section to the front elevation.

Vehicular access to the unit is via steel roller shutter doors. The unit has offices, WC and kitchen facilities.

### Services.

We have been informed that all mains services are either connected or available.

### Proposed Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. The lease is to be contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954 (Part II) as amended and will incorporate a Landlord's only break clause.

### Rent

£20,000 per annum exclusive

### Accommodation (All Sizes Approx)

The accommodation has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) giving the following approximate Gross Internal Areas

Ground Floor - Warehouse & Offices	749.778 m <sup>2</sup>	8,071 ft
First Floor Offices	160.454 m <sup>2</sup>	1,727 ft <sup>2</sup>
<b>TOTAL</b>	<b>910.232 m<sup>2</sup></b>	<b>9,798 ft<sup>2</sup></b>

### VAT

All figures are exclusive of VAT which is payable in addition.

### Legal Costs

The in-going Tenant is to be responsible for the Landlords reasonable legal costs incurred in the preparation and execution of the legal documentation.

### Rent Deposit

The in-going tenant will be required to pay a rent deposit.

### Rateable Value

£15,750

### EPC

An Energy Performance Certificate will be available to potential purchasers if applicable under current legislation.

### Viewing

Strictly by appointment with the Sole Letting Agent:

**Pennycuik Collins,  
9 The Square, 111 Broad Street,  
Birmingham, B15 1AS.  
Tel. No: 0121 665 4150, Fax. No: 0121 665 4190,  
Ref: SRJP**

### SUBJECT TO CONTRACT

Feb 2011



### **The Property Misdescriptions Act 1991:**

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (especially if you are travelling some distance to view the property).

### **Fixtures and Fittings:**

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

### **Measurement:**

The property has been measured in accordance with the RICS "Code of Measuring Practice (Sixth Edition)

### **VAT:**

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Misrepresentation Act 1967:**

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

### **Rates/Water Rates:**

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

### **Tenure:**

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

### **Services:**

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.