

Industrial Business Unit TO LET.



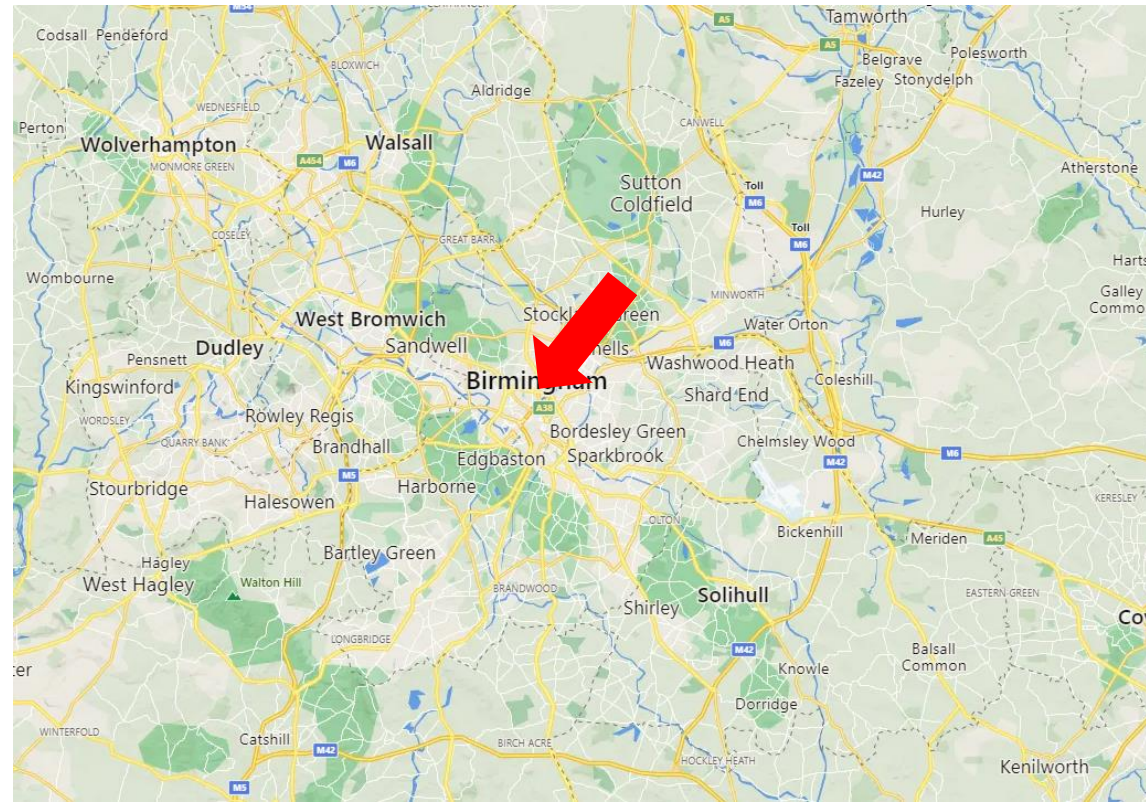
*Unit 3 Avenue Terrace, Avenue Road, Birmingham B6 4DY.
3,000 SQ FT (278 SQ M).*

PROPERTY SUMMARY.

The property comprises a newly refurbished mid terrace industrial hybrid business unit with full brick and glazed elevations under a curved profile roof and part glazed loading doors.

The ground floor provides an open plan workshop area with a disabled toilet unit to the rear. The first floor provides a refurbished open plan offices.

The unit has a clear working height of 3 meters on the ground floor and first floor and is suitable for a variety of uses. Designated car parking is also provided to the front of the unit. The site is fully secured with steel fencing and has controlled entrance and exit gated along with monitored CCTV.



LOCATION.

The unit is located in an established commercial area directly off the A5127 Lichfield Road, within close proximity to the Dartmouth Circus roundabout which provides direct access to Junction 6 (Spaghetti Junction) of the M6 which is located 1.5 miles to the south via the A38(M) which in turn links to the national motorway network.

Birmingham City Centre is less than a mile from the subject property benefitting from national rail connectivity and access to Birmingham International airport.

TRAVEL DISTANCES.

Birmingham City Centre 1.0 miles
Snow Hill Railway Station 1.0 miles
M6 (Junction 6) 1.8 miles
Birmingham Airport 9 miles

FLOOR AREA.

We have been provided with the following GIA floor areas which are as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Total	3,000	278

TERMS.

The premises are available on new fully repairing and insuring lease terms for a term to be agreed.

RENT.

On application

SERVICES.

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

EPC.

The property currently has an EPC rating of C (62).

RATEABLE VALUE.

The Current Rateable Value (1 April 2023 to present) is £25,750

SERVICE CHARGE.

Available on request

LEGAL COSTS.

Each party is to cover their own legal and surveyors costs on any transaction.

VAT.

VAT may be payable on any transaction at the prevailing rate.



Indicative - Unit 1 (Unit 3 to be fully refurbished)

Contact.



For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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VAT: The VAT position relating to the property may change without notice.

Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

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[Particulars dated [08/09/2023]. Photographs and videos dated [05/12/2022].]

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