

## Unit 4, Alexander's Wharf, Birmingham



### Description

The site comprises 6 refurbished units of steel framed construction with light steel trussed roofs, having coated steel profiled insulated cladding to the walls and roof. Good natural light is provided by way of coated steel Perspex panel set at regular intervals. All units have electric roller shutters with an eaves height of approximately 22ft. Heating is by way of gas fired heating and lighting is by fluorescent strip lighting. In each of the units, there is a toilet/washroom facility with additional disabled facilities. Each unit also has allocated car parking spaces, including disabled provision.

### Location

The premises are situated within the former Breedon Industrial Estate fronting Lifford Lane in King's Norton. The development is in close proximity to the A441 Pershore Road at Breedon Cross and is approximately 5 miles from Birmingham City Centre and 4 miles from J2 of the M42.

### Accommodation

The available unit is as follows:

Unit 4 9,754 sq ft £24,400 (approx £2.50 per sq ft)

### Tenure

The unit is available on flexible lease terms, with a preference for a 5 year term, although shorter/longer terms may be discussed.

### VAT

All prices, rents and figures are exclusive of any VAT payable.

### Services

All mains services connected.

### Rating Assessments

The rateable value of the property is £31,000 as per 2010 VOA Rating List.

### Legal Costs

Each party is responsible for their own legal costs in preparation of the lease.

### Special Notes

A modest service charge is levied in respect of site maintenance. Details can be advised upon request.