



# TO LET

## Unit 7, 8, 9, 10 Clonmel Road Business Park Stirchley, Birmingham B30 2BU

- Workshop
- Manufacturing
- Trade Counter
- Storage Unit
- Light Industrial
- Warehouse Unit



### Property Location & Description

Units 7, 8, 9, 10 Clonmel Road Business Park. Located approximately 4.6 miles South of Birmingham City Centre and 4.9 miles from Junction 2 of the M42 Motorway providing excellent transport routes to the M6, M5, M42, M40 Motorways etc. Situated on secluded Private Estate off the main Pershore Road, Stirchley (A441). Flexible Units Immediately Available on a large 3 Acre Site.

Currently 7-10 is one open plan unit, with the option to split into smaller units of around 1500-1800sqft

### Transport:

Excellent Transport links for Local Bus Service & Train Stations within minutes walk

### Terms:

- Flexible Leases to Suit.
- Immediate Occupation.
- Size circa 1,700 - 6800sqft (size to be checked on site)

### Security:

24hrs with CCTV Recording Systems & Security Systems. Lighting at Night.





# Site Plan



**APPROVED DRAWING**  
 This drawing has been prepared after the necessary checks and approvals have been obtained from the relevant authorities. It is the responsibility of the client to ensure that the drawing is used in accordance with the relevant regulations and standards.

**NOTICE TO THE READER**  
 The client is responsible for the accuracy of the information provided in this drawing. The designer is not responsible for any errors or omissions in the drawing.

**PROJECT**  
 Industrial buildings,  
 drainage, roads,  
 site plan,  
 1:500

<b>DRAWING</b> Existing Drainage Plan	<b>JOB</b> -01
<b>SCALE</b> 1:500	<b>DATE</b> 09/11/2020
<b>DESIGNER</b> EASYPAN	<b>DRAWN</b> A.

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## **Services:**

Large 11Kva & 3 Phase Electricity Supply Available.  
Large Gas Supply On Site (may need adaptation to Tenants requirements).

## **VAT:**

VAT will be charged on the rentals and services charge at the prevailing rates.

## **Misrepresentation Act:**

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy.

DBSUK nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electronic equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants should satisfy themselves as to the fitness of such equipment for their requirements.

## **What to do Next - How to Obtain Your Space:**

Once you have viewed the property, we will discuss any adaptation or remedial works required and provide you with a final rental cost and providing you are happy to proceed, we will draw up a "Heads of Terms" document outlining all the costs for both parties to clearly see. In some instances a credit checks/bank reference will be required, upon approval we will then send a draft tenancy agreement/lease for your perusal. When you are able to proceed and agree a date for the tenancy to begin, a meeting will be arranged for the following:

- ☐ To explain the main terms of your occupation and answer outstanding questions.
- ☐ Obtain tenant(s) signatures on the tenancy agreement.
- ☐ Supply you with a tenant's pack with additional information.
- ☐ Accept payment of the first quarter's rent.
- ☐ Accept payment of any administration costs (where applicable).
- ☐ Hand you the keys to the unit.
- ☐ If a lease is to be granted, the documentation for signature will be a tenancy at will, pending completion of the lease documents by your solicitor.

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## Availability

Properties are immediately available by way of a flexible lease terms to suit individual tenant's occupational requirements.

## Rent

The rental will be payable monthly in advance by way of direct debit, with deposits subject to status.

## Repairs

All accommodation is let in its present condition (subject to the site currently being refurbished) and the occupiers will be responsible keeping the premises in good and tenantable repair.

## Service Charge

A variable service charge will be levied by the Landlord to cover the costs of maintenance and supervision of common parts, external repairs and decoration, building insurance, provision of common lighting etc.

## Rates

National non-domestic Business Rates may be payable in addition to the Rent (unless an all inclusive Rent has been provided), this will be listed in the Heads of Terms document.

## Outgoings

Occupiers are responsible for all outgoing assessed on their accommodation.

## References

Prior to completion, the Landlord will carry out a standard credit check and will also require a bank reference to ensure that prospective tenants are able to meet the commitments of new tenancies.

## Advantages of Renting with US

Begin business immediately, low start up costs with minimal capital investment.

Good quality, clean business space with fully refurbished units to clean modern standards.

Deal directly with the Landlord with an established track record, allowing easy expansion or consolidation.

Encouraging for new business startups.

## Further Information & Viewing Please Contact:

DBSUK – The Commercial, Industrial, Office Space Specialist in Birmingham, West Midlands.

Telephone No: 07831407474

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[www.dbsuk.com](http://www.dbsuk.com)