



TO LET

Unit 5a – 10a Clonmel Road Business Park Stirchley, Birmingham B30 2BU

- Workshop
- Trade Counter
- Storage Unit
- Light Industrial



Property Location & Description

Unit 5a- 10a Clonmel Road Business Park. Located approximately 4.6miles 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, Kings Norton (A441). Flexible Units Immediately Available on a large 3 Acre Site.

Transport:

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

Terms:

- Long Term Flexible Leases to Suit.
- Recently Refurbished.
- Immediate Occupation.
- Size Circa 1000sqft (to be confirmed on site)

Security:

24hrs Access with CCTV Recording Systems, Site Lighting.

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Site Plan





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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 order to reserve the property a deposit of usually three months of the annual rental is required. In some instances a credit checks/bank reference will be required, upon approval we will then send a draft lease for your review.

Once the lease is agreed, our Solicitors will send you the documents for signing, which will also require witnessing from an independent Solicitor, at which point the first month rent will be payable, along with any other costs, once paid we will then arrange to meet you at the property and carry out a formal handover and show you the operational requirements of the property and the site.

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Availability

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

Rent

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

Repairs

All accommodation is fully refurbished and let in its present condition 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 premises.

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.

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www.dbsuk.com