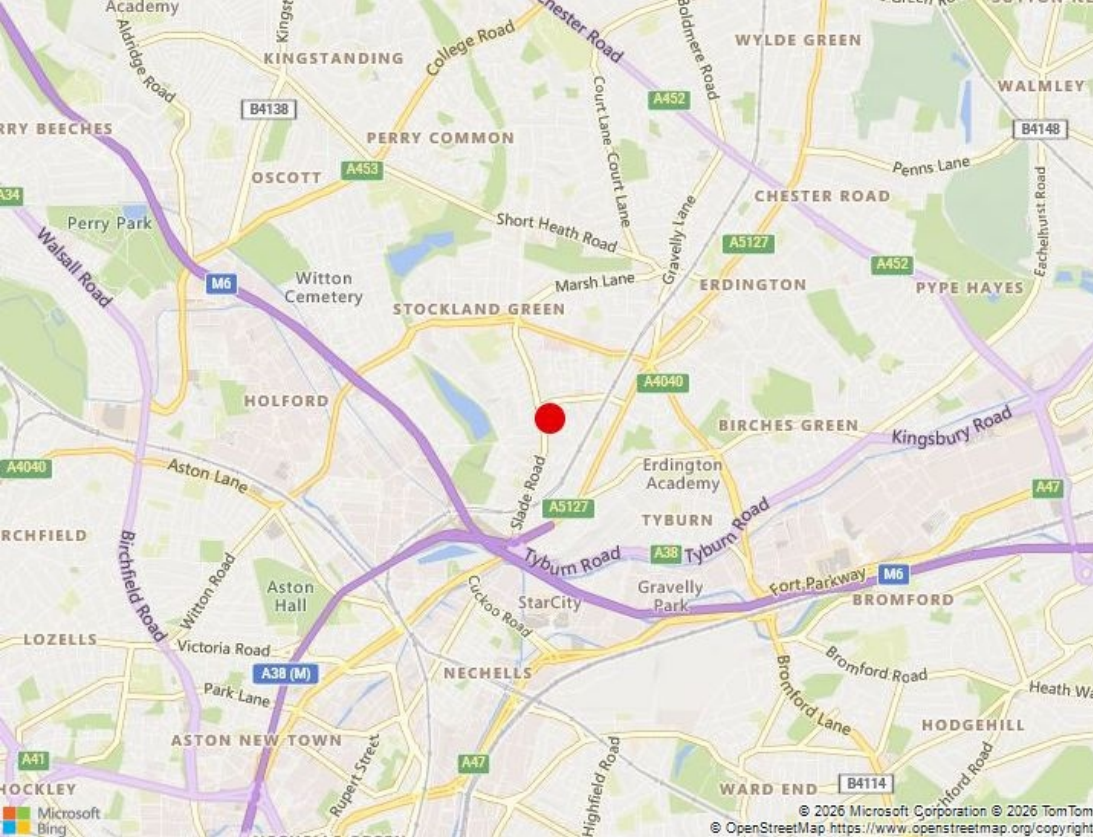


REFURSBISHED WORKSHOP PREMISES - TO LET

1 Clarence Road, Erdington, Birmingham, West Midlands, B23 6AR

1,757 SqFt (163.23 SqM) | £17,500 per annum exclusive





KEY FEATURES

- Well presented workshop accommodation
- Offices/stores to ground and first floors
- Roller shutter access door to the front elevation
- Within easy driving distance of the M6 Motorway
- Refurbished throughout
- New security system

LOCATION

The property is situated on a prominent roadside position on Clarence Road in the Erdington district of Birmingham. Clarence Road has nearby access with Fentham Road which in turn links with Slade Road and continues south with Salford Circus (Spaghetti Junction) Junction 6 of the M6 Motorway.

DESCRIPTION

The subject property offers a recently refurbished former workshop premises incorporating offices to ground and first floors together with ancillary stores. The property has on road loading via a newly installed roller shutter door. The premises are accessed from a secure entrance leading to small courtyard with single WC off. A further two WCs and kitchenette are available on the ground floor.

Area	SqFt	SqM
GROUND FLOOR	1,289	119.75
FIRST FLOOR	468	43.48
Total Floor Area	1,757	163.23



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TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

ASKING RENT

£17,500 per annum exclusive

EPC

Energy Performance Rating D-100. Certificate available on request.

BUSINESS RATES

Rateable Value £8,400. Rates Payable £3,628.80.

Businesses may benefit from 100% business rate relief in 2026/2027 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

GROUND FLOOR

PLEASE NOTE THAT THESE PLANS ARE PROVIDED FOR INDICATIVE PURPOSES ONLY AND ARE NOT DRAWN TO SCALE.



FIRST FLOOR



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