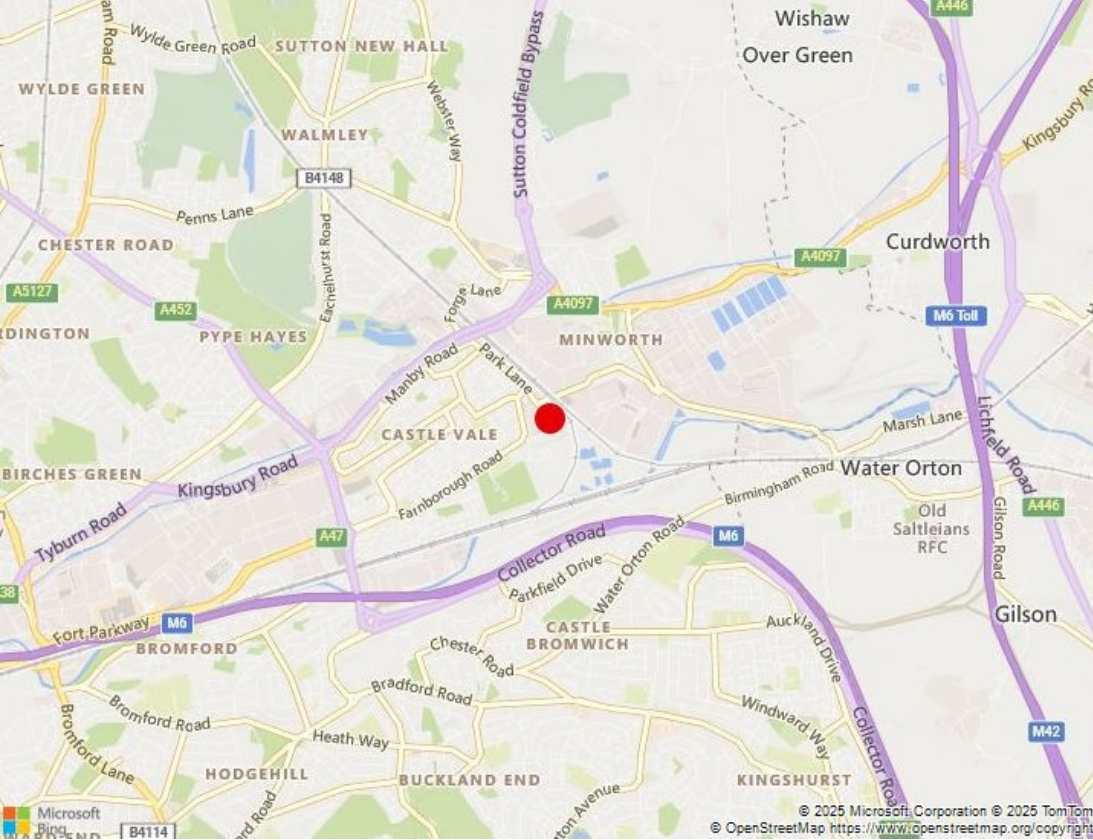


MODERN WAREHOUSE UNIT - TO LET

Unit A2, OYO Business Centre, Park Lane, Castle Vale, Birmingham, West Midlands , B35 6AN

2,441 SqFt (226.77 SqM) | £32,000 per annum exclusive





KEY FEATURES

- Located in a established commercial area
- Excellent Transport Links
- Two-storey Warehouse Premises
- Designated Parking Spaces
- Modern accommodation within popular business park
- Minimum eaves height approx. 6.5m

LOCATION

The property is situated within OYO Business Centre on Park Lane in the Castle Vale district of Birmingham. OYO Business Centre is an established commercial area approximately one mile from Junction 5 of the M6, offering access to the Midlands Motorway Networks including M42 and M5.

DESCRIPTION

The premises comprise a modern two-storey industrial/warehouse unit with a reception, staff area and two small storage areas towards the front on the ground floor and an office on the first floor. The main warehouse has the benefit of a concrete floor and offers the benefit of an electronically operated roller shutter door. Minimum eaves height of 6.5m. Externally the unit also benefits from 6 designated parking spaces.



Area	SqFt	SqM
Ground Floor	1,952	181.34
First Floor	489	45.43
Total Floor Area	2,441	226.77

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TERMS

The property is available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

ASKING RENT

£32,000 per annum exclusive

SERVICE CHARGE

A Service Charge will be payable towards the shared maintenance costs of the estate. Further details are available on request.

EPC

Energy Performance Rating D-81. Certificate available on request.

BUSINESS RATES

GF Rateable Value assessed as £17,250 per annum. FF Rateable Value assessed as £6,500 per annum.

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 are quoted exclusive of VAT which we understand will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: ben.nicholson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



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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.