

AVAILABLE SUBJECT TO ACQUIRING VACANT POSSESSION



TO LET Industrial/Warehouse/Trade Unit
3,858 sq.ft (358.4 sq.m)

Unit A, Cheston Road, Birmingham, West Midlands, B7 5EA

• Popular trade counter location • Good access to A48 Aston Express Way • Part of a modern terrace of units

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Unit A Cheston Road, Birmingham, B7 5EA

Areas (Approx. Gross Internal)		
Warehouse	3,858 sq.ft	(358.4 sq.m)
TOTAL	3,858 sq.ft	(358.4 sq.m)

Description

Cheston Road is a popular trade counter location, on the outskirts of the city centre. The units have good access to the Aston Express Way (A38) which leads directly to Junction 6 of the M6.

Rent

POA

Business Rates

Rateable Value: £34,500

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

EPC rating B-50. Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. The properties are considered suitable for B1 (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use.



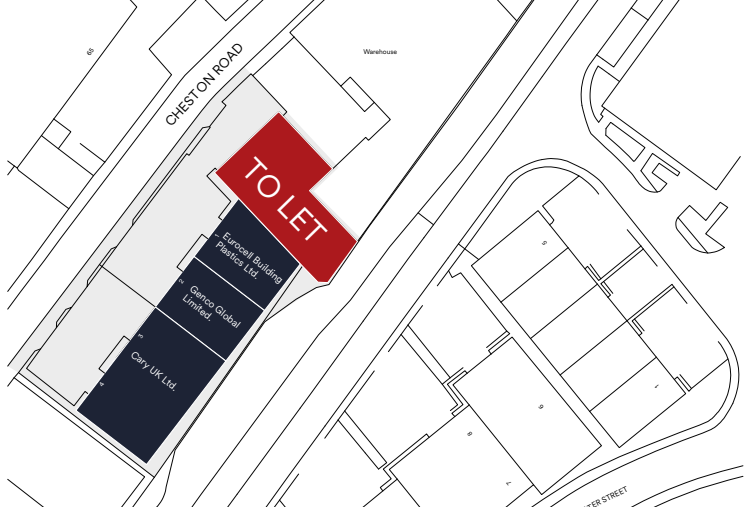
Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Location - DY4 0QA

The unit is located on Parkway Business Park approximately 1 mile south of Wednesbury Town Centre, with access from the A4037 Leabrook Road on to the A41 Black Country New Road.

The A41 connects to the M5 at Junction 1 approximately 4 miles to the south and to the M6 at Junction 10 approximately 5 miles to the north. Wednesbury and Great Bridge are both approximately 1 mile to the north and south of Parkway Business Park respectively.



Viewing

Strictly via prior appointment with the appointed agent



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