



# **TO LET**

## **MODERN WAREHOUSE PREMISES**

**111 BALTIMORE ROAD  
GREAT BARR  
BIRMINGHAM  
B42 1DD**



**25,371 sq. ft. (2,357.08 sq. m.)**

Approx. Gross Internal Area

- Good access to Junction 7 of M6 motorway
- Modern double bay extension with canopies
- 5.2 metre working height to eaves in main warehouse
- Upgraded security system on well secured site.





#### Location:

The property is located in a mixed industrial and residential area of Perry Barr which leads off Rocky Lane from Walsall Road and Hamstead Road.

The Unit has good access to Junction 7 of the M6 Motorway, which is 2 miles due north and approximately 4.5 miles from Birmingham City Centre. The property is a 5 minute walk from Hamstead train station.

#### Description:

The property comprises an industrial premises with a dual bay warehouse extension. The site consists of two main buildings formed into one property; 3 workshop areas with ancillary offices, reception and showroom to the rear of the site and a dual bay warehouse located near the site entrance.

The property has a concrete floor with blockwork elevations and sodium/halogen lighting throughout. The offices have air conditioning, gas central heating and are fully carpeted. There is automated roller shutter security for the offices.

Clear working height to eaves varies from 3.7m in the workshop to 5.2m in the warehouse extension.

The site is fully secure with a third party alarm call out facility. The alarms have been upgraded and have an Active Police response built in to the ADT system. There is also full CCTV access with 16 IP cameras.

There are 10 demised parking spaces located to the rear of the site where the main office reception is.

#### Accommodation:

|  | <b>Sq.m.</b>    | <b>Sq.ft.</b> |
|--|-----------------|---------------|
| Warehouse                                | 1,185.25        | 12,758        |
| Mezzanine                                | 31.91           | 343           |
| Mezzanine                                | 32.52           | 350           |
| Trade Area                               | 455.56          | 4,904         |
| Mid Warehouse                            | 170.89          | 1,839         |
| Ancillary Areas                          | 63.43           | 683           |
| Repackaging Areas                        | 210.38          | 2,265         |
| Offices                                  | 207.14          | 2,230         |
| <b>Total Gross Internal Area Approx.</b> | <b>2,357.08</b> | <b>25,371</b> |

#### Tenure:

A new lease is available for a term of years to be agreed.

#### Rental:

£50,000 per annum, exclusive.

#### Rates:

Rateable Value (2017): £53,500

#### Energy Performance Certificate:

EPC Rating - **E** (120)

#### Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

#### Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

#### VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





**Money Laundering:**

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the relevant entity.

**Viewing:**

Strictly via sole agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**  
**Fax: 0121 455 6595**

**Contact: Thomas Morley**  
**Email: [thomas.morley@harrislamb.com](mailto:thomas.morley@harrislamb.com)**

**Ref: G5700**  
**Date: January 2018**

**Subject To Contract**