

TO LET

PROMINENT NEW TRADE COUNTER/ROADSIDE UNITS



HOLYHEAD ROAD, HANDSWORTH BIRMINGHAM B21 0AA

- **ONE UNIT REMAINING!**
- **New Lettings to City Electrical Factors & One Call Accident Management**
- **Prominent Roadside retail / Trade Counter location close to Town Centre**
- **Close to J1 of M5 Motorway**
- **Close to Apollo 2000, Screwfix, Topps Tiles & McDonalds**


Location

The property is situated in a highly prominent location on the busy A441 Birmingham / Holyhead Road adjoining McDonalds and close to West Bromwich Albion football stadium. Holyhead Road at this point is very busy with junction 1 of the M5 motorway being a very short distance to the West. The surrounding area is densely populated and mixed retail, commercial and residential in character with nearby occupiers including Apollo 2000 electrical superstore directly opposite, HSS, Topps Tiles, McDonalds and Formula One Autocentres and a proposed new Morrisons Supermarket.

Description

The units enjoy good prominence to Birmingham Road and comprise modern high quality, purpose built trade counter units with an eaves height of approximately 6m. The units are of steel portal frame construction with insulated steel cladding and double skin roof, with 10% translucent roof lights and glazed external elevations. Concrete floors will be provided throughout along with an amenity block, to include both disabled and 2 separate WC facilities with urinals. A 3 phase power supply will also be provided.

Floor Areas (Gross Internal)

	Sq m	Sq ft
Unit 1		
Unit 2	ONE CALL ACCIDENT MANAGEMENT	
Unit 3	528 SQ M	5,684 SQ FT (May split)

Our client may consider splitting the remaining into 2 units of circa 2,842 sq ft each.

Legal costs

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

Rent

Rents based on £10.00 per sq ft are sought for full repairing and insuring leases on the proposed units for leases of circa 15 years with 5 yearly rent reviews.

Viewing/Information

Contact: **Alfred Bartlett / Thomas Bolton**

Direct Line: **0121 222 4132**

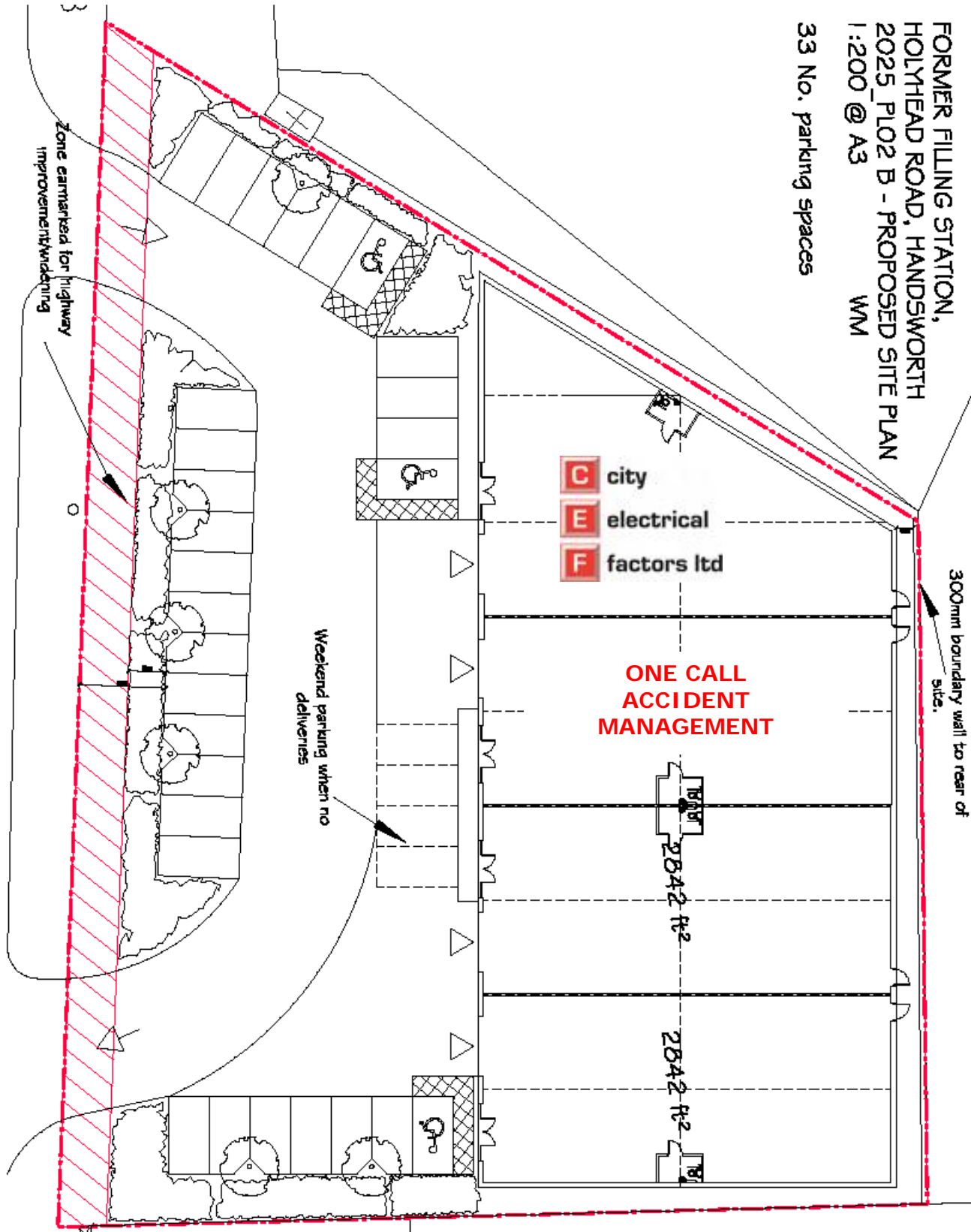
Email: **alfred@bartlettproperty.co.uk / thomas@bartlettproperty.co.uk**



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FORMER FILLING STATION,
 HOLYHEAD ROAD, HANDSWORTH
 2025_PLOT2 B - PROPOSED SITE PLAN
 1:200 @ A3 WM

33 No. parking spaces

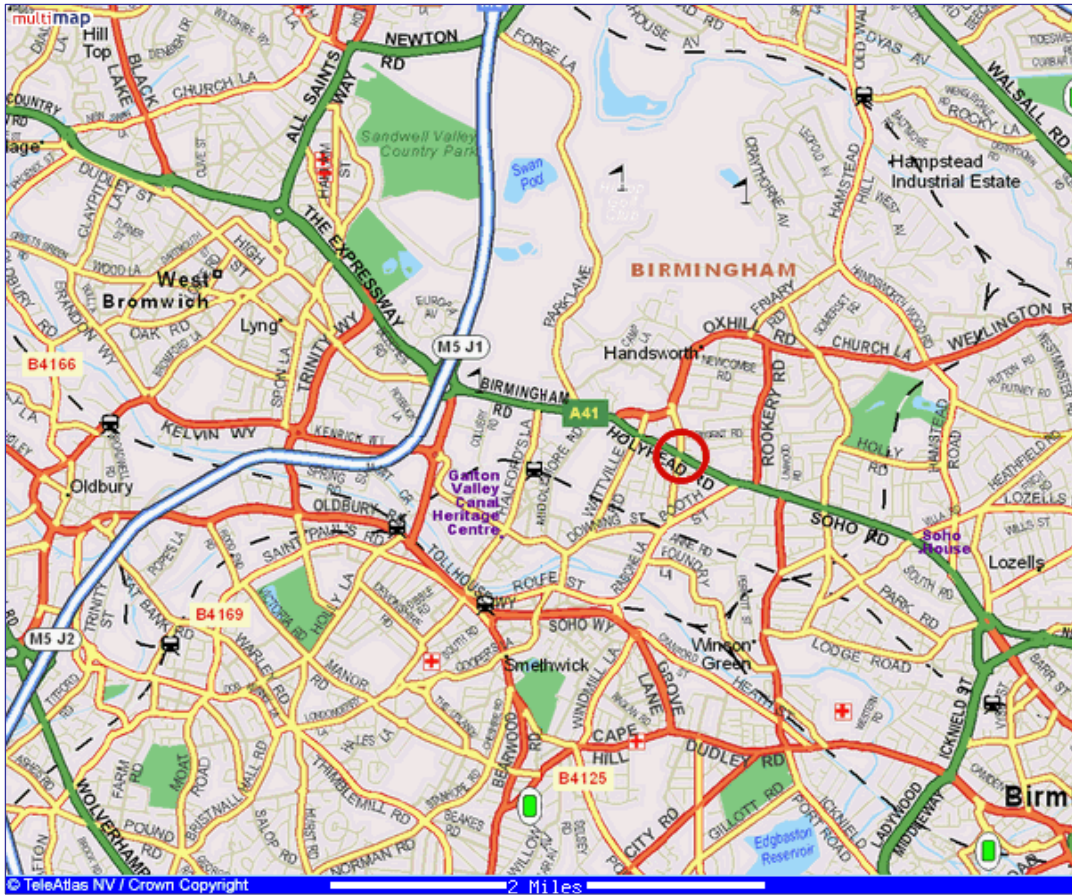


PLANNING

DOVETAIL

DOVETAIL HOUSE, 10 STATION ROAD
 URMINGTON, BIRMINGHAM B15
 TEL: 0121 709 0000 FAX: 0121 709 0001

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