

**COSNETT
PRICE**

0121 777 3838

KINGSCOURT 17 SCHOOL ROAD
BIRMINGHAM B28 8JG

TO LET
Industrial Units
Unit 2
Florence Street
Birmingham, West Midlands
B1 1NX



Floor Area 300.3 m2 – 3,232 sq.ft

Offices and stores
Two storey internal offices
High standard of fit out.

Rental -£19,000 pa

Misrepresentation Act:

These particulars are set out as a general outline only for the guidance of prospective purchasers or tenant and do not constitute the whole or any part of an offer or contract. Whilst all reasonable steps are taken to ensure that the statements herein are correct, they are given without responsibility and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely

Location

The unit is located on Florence Street off the B4127 Holloway Head Road which links to Suffolk Street Queensway (A38) which is the Inner Ring Road providing dual carriageway access direct to the motorway network and all parts of the city. This location is adjacent to The Mailbox and peripheral to Birmingham City Centre.

Description

Comprising showroom/office to the ground floor with rear storage. First floor comprises four private offices together with a kitchen area and a bathroom with shower.

Accommodation

<u>Ground</u> –	214.14 m ²	2305 ft ²
<u>1st Floor</u>		
Office 1 -	12.0 m ²	129.166 ft ²
Office 2 -	6.0 m ²	64 ft ²
Office 3 -	18.67 m ²	200.962 ft ²
Office 4 -	26.0 m ²	279.861 ft ²
Kitchen -	13.43 m ²	144.559 ft ²
Bathroom -	5.0 m ²	53 ft ²
<u>1st Floor Total</u> -	86.14 m ²	927 ft ²

Use

The premises are suitable for a variety of uses including:
Production/distribution, Storage, Gym, Car rental, Car wash and Used car sales.

Rent

£19,000

Lease

A new full repairing and insuring lease to be agreed. Subject to rent reviews at 3 yearly intervals.

Rates

Rateable Value £8,800

Rates payable 2011 £3,810.4

VIEWING By prior appointment with ALAN PRICE 0121 777 3838

