

TO LET

HEARTLAND HOUSE

SHOWROOM/WAREHOUSE WITH OFFICES

AND SECURE YARD



213/215 Aston Road/Pritchett Street
Birmingham B6 4EX

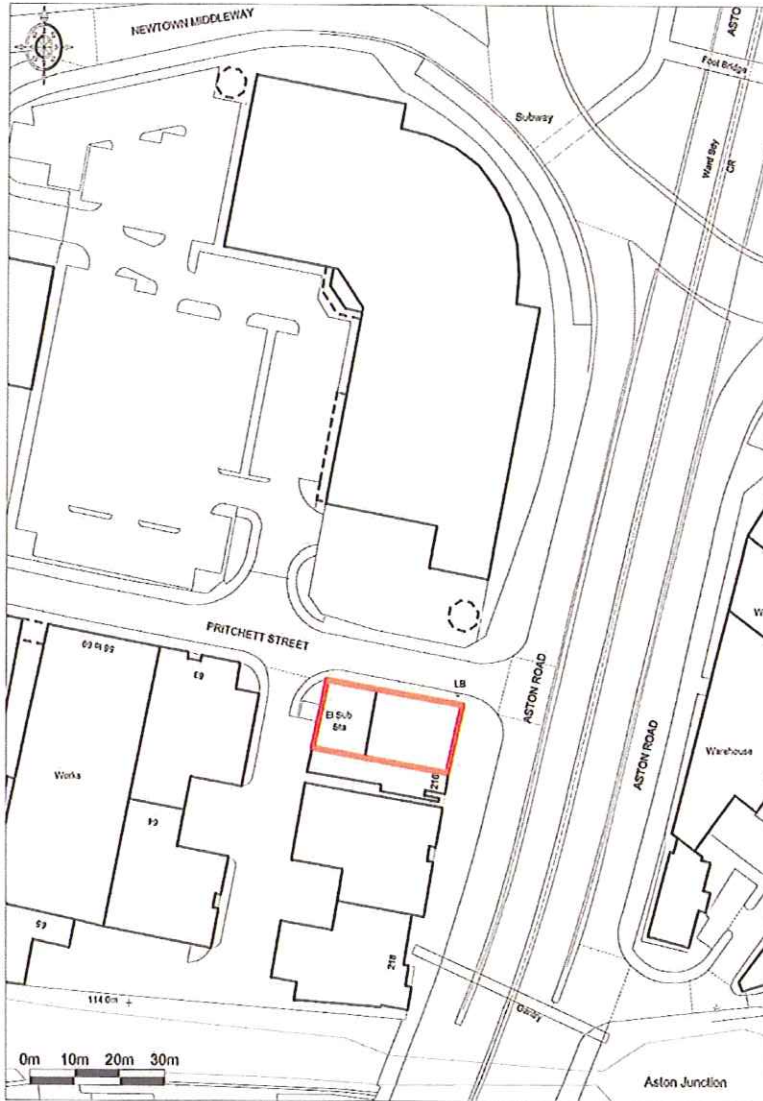
315.86m² (3,400sq.ft)

Prominent road frontage

Visible from the main access into Birmingham from the M6

New Full Repairing & Insuring lease

Heartland House
Aston, Birmingham B6 4EX



Ordnance Survey © Crown Copyright 2011. All rights reserved.
Licence number 100025449. 1:50,000 Scale - 1:3259

Promap by Gould & Co. Licence No. 100043566

213/215 Aston Road/Pritchett Street B6 4EX

Location

This distinctive property is located on the corner of Pritchett Street/Aston Road just off Dartmouth Circus and is visible from the Aston Expressway (A38(M)). It is situated less than ½ mile from the M6 Motorway and yet within walking distance of the city centre.

Description

The property is essentially a two storey building having large display windows from the showroom onto Aston Road and Pritchett Street. From the recessed porch (fitted with electric security shutter) a short flight of stairs rises to the entrance to the showroom with interconnecting doors to the rear warehouse and office suite at first floor. At the rear of the showroom, a full height warehouse (floor to eaves is circa 6.15m (20'2") provides useful storage accommodation having a roller shutter door from the rear yard/car park.

Separate ladies and gents WC facilities and a gas fired, warm air heater are situated here.

From the outer lobby area a staircase with blue brick planters rises to the first floor office suite where separate ladies and gents welfare facilities are provided.

The office accommodation is fitted to a reasonably high standard having quarry tiled floor to the circulation areas and welfare facilities with contract carpeting to the general offices. All windows at first floor are fitted with blinds.

Externally the property has the benefit of a secure rear yard with sufficient space for 6 motor vehicles leaving the loading bay area clear for commercial activity.

Accommodation

The unit has the following gross internal floor area:

Showroom (GF)	83.61 m ²	900 sq.ft
Warehouse (GF)	148.64 m ²	1,600 sq.ft
Offices (FF)	83.61 m ²	900 sq.ft
	<u>315.86 m²</u>	<u>3,400 sq.ft</u>

EPC/Asbestos Audit

Available to interested parties only.

Services

The property is connected to all statutory services and adopted drainage; with metered supplies for gas, water and electricity (3 phase).

The warehouse is heated by way of a blown warm air system whilst the showroom and offices are centrally heated by way of a wet piped system and radiators.

Tenure

The property is available by way of a new Lease to be drawn on a Full Repairing and Insuring terms, The Landlord will insure and recover premiums as a secondary rent. The initial duration of the Lease will be for a minimum period of 6 years or multiples thereof.

Planning

The property has the benefit of B1, B2 and B8 Use, but interested parties are advised to make their own enquiries of the Planning Department before submitting offers, which may fall outside the uses currently conferred.

Rent

We invite rental offers in excess of £27,500 per annum exclusive. The initial rent will be subject to review in an upward direction only on the 3rd anniversary of the term.

Rateable Value

The property is currently listed as a Warehouse and Premises and has a rateable value of £21,000. Interested parties should make their own enquiries as to the level of rates payable.

VAT

All figures quoted are exclusive of Value Added Tax, which may be levied at the prevailing rate.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Viewing

Strictly by appointment only with sole letting agent Gould & Co: Chartered Surveyors.

Contact: Peter M Gould

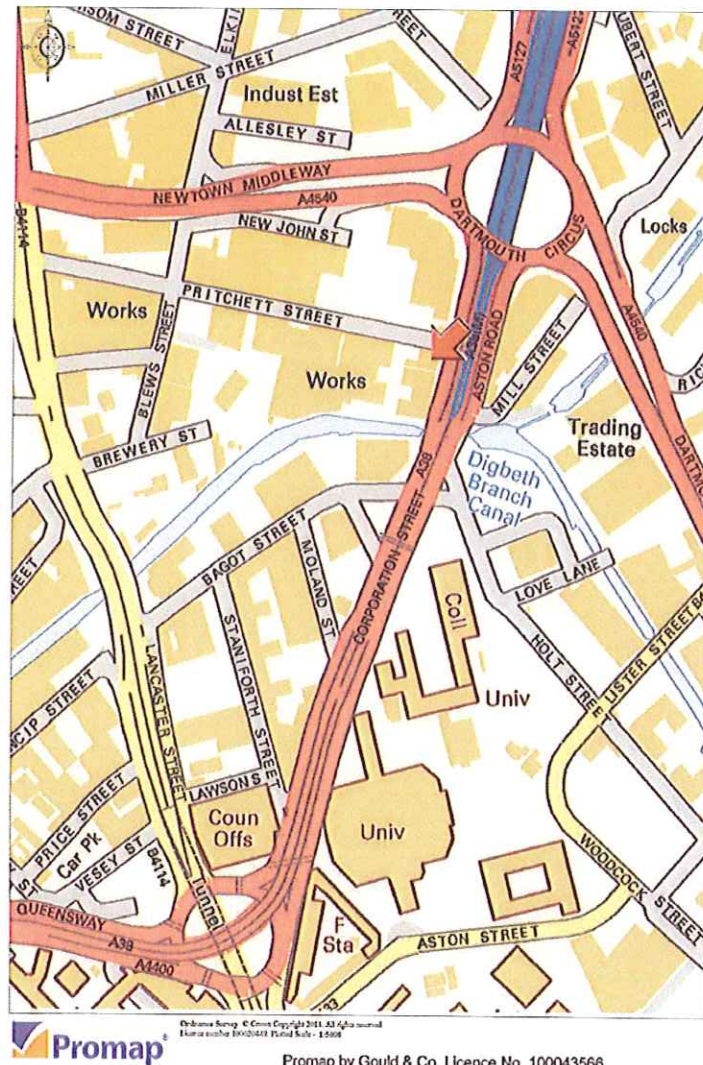
Gould & Co: Chartered Surveyors 17 Fore Street, Brixham. TQ5 8AA

Telephone: 01803 855 050

Email: pmg@gouldandco.co.uk

Fax: 01803 852 334

Heartland House
Aston, Birmingham B6 4EX



MISREPRESENTATION ACT 1967

Gould & Co. for themselves and for the vendors or lessors whose Agents they are, give notice that:

- i* the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute part of an offer or contract;
- ii* all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii* no person in the employment of **Gould & Co.** has any authority to make or give any representation or warranty whatever in relation to this property.