

## INDUSTRIAL PREMISES TO LET



### TRUGGIST LANE, BERKSWELL SOLIHULL

- \* **2,000 - 4,000 sq ft of brand new steel portal frame construction**
- \* **16' (4.6m) to eaves**
- \* **Floated and polished concrete floor**
- \* **Water included within rent**
- \* **Secure gated access**



## **LOCATION**

The barn is situated on Truggist Lane as shown on the attached location plan just east of Balsall Common.

## **DESCRIPTION**

The property is a newly construction steel portal frame building with brick and block insulated walls and various windows together with roller shutter doors to full height, insulated roof with roof lights, 3 phase electric and water. The total area of the building is 6000 sq ft with the landlord retaining 2,000 sq ft leaving 4,000 sq ft available which can be let as a whole or can be split into two bays of 2,000 sq ft each with accompanied yard area.

The building has floated concrete floor with hardstanding outside. There is a secure gated access off Truggist Lane. Lighting is via 2 x 400 amp LED per bay.





## **USE**

B1 and B8 but no noisy uses will be acceptable.

## **TERM**

A minimum of 3 years on a full repairing and insuring basis.

## **RENT**

Rent will be based on £10 psf and will include water.

## **VAT**

VAT is payable.

## **BUSINESS RATES**

The tenant will be responsible for payment of business rates.

**Viewing**                      Strictly by prior appointment with Barlow Associates Limited

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## **IMPORTANT NOTICE**

Barlow Associates Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i)            The particulars are prepared as a general outline only and are for the guidance and convenience of intended tenants.
- ii)           All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii)          Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
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