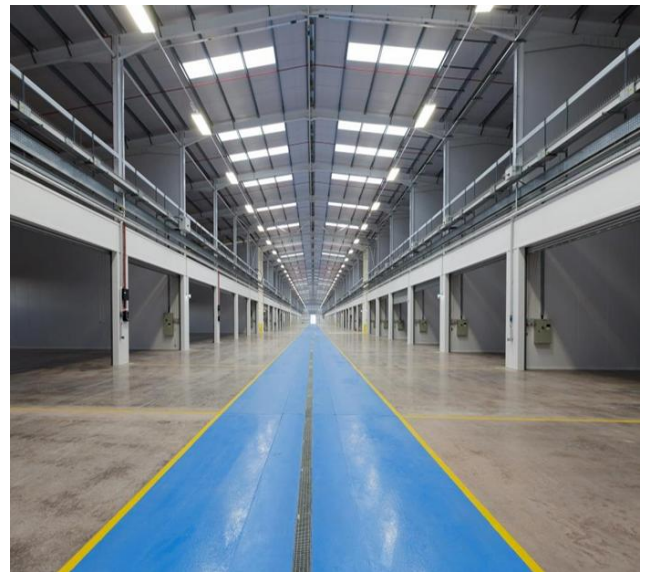


# To Let – Wholesale Market Units

## Fruit/Vegetable/Flowers and Meat/Poultry/Fish



### Location

The Hub is situated less than 3 miles North of Birmingham City Centre and within easy access of the A34, A38 Aston Expressway and M6 Motorway. It is a well-established business location due to its easy road links and excellent public transport network. Witton train station is immediately opposite the park and provides a direct link to Birmingham New Street in 10 minutes.

### Description

The New Birmingham Wholesale Markets comprise a purpose built facility with a Market Hall of 20,100 sq metres (216,500 sq ft). In total 78 individual sales units with rear loading have been created with a central buyers walkway and produce display area. Each unit measuring 25m x 7m. The Market sits on a site of 7.29 hectares (18 acres) and accommodates up to 450 cars in a staff/visitor parking area. The yard area is concreted and will operate on a one-way system.

In addition an Amenity Block has been provided to accommodate 3 on-site retail/café facilities to serve the Markets together with a Management Office and toilets.

The site is secure with security access and will be a totally managed environment.

### Terms

A new 15 year lease is being offered subject to RPI rental increases at the end of every 5th year of the term. The lease will be on an internal repairing basis, subject to the Service Charge.

### Rent

Offers in excess of £17,000 per annum are invited exclusive of outgoings.

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### EPC

The property has an energy performance rating of D-87.

### Accommodation

Floor Area	Sq Ft	Sq M
Total	1,883	175

### Service charge

The site will be fully managed with services provided by the Management Company. The services will include: Cleaning, Maintenance, Security, Health and Safety, Management etc. In addition, property insurance premiums will be charged.

### Business Rates

The tenant will be responsible for the payment of Business Rates. The Rateable Value is not yet assessed.

### Value Added Tax

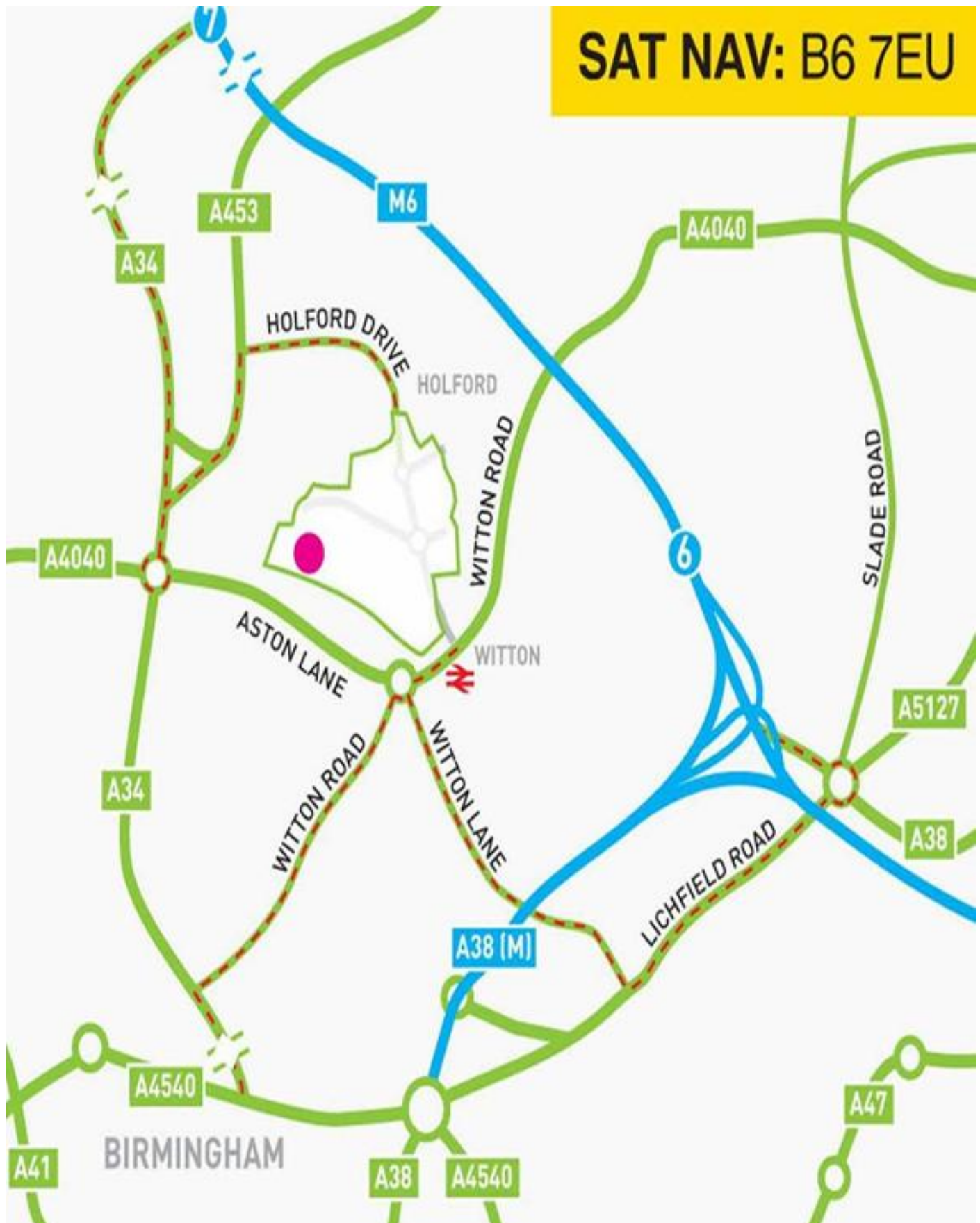
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### Legal costs

The incoming tenant will be responsible for the Landlord's reasonable legal and surveyors costs in respect of this matter which will be payable on signing of the agreement. These costs will range from £2,950 - £3,960 inc. VAT.

### Viewing

Viewing strictly by prior appointment with the agents.



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