



# UNIT 3 TRIDENT PARK

**WATERY LANE MIDDLEWAY (A4540)  
BIRMINGHAM B9 4EH**

**WATERY LANE  
MIDDLEWAY (A4540)**

- Modern retail / trade unit
- GIA 4,533 sq ft
- Less than one mile from Birmingham city centre
- Prominent position on Watery Lane Middleway
- Suitable for a variety of uses including retail & trade

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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70 ST MARY AXE, LONDON, EC3A 8BE



# TRIDENT PARK BIRMINGHAM B9 4EH



## LOCATION /

Birmingham is the second largest city in the United Kingdom with a population of over 1.1 million. Trident Park is situated less than one mile east of Birmingham city centre. The park is prominently positioned on the busy Watery Lane Middleway (A4540) ring road which runs around the city centre. As a result the park benefits from a substantial volume of passing traffic. Existing occupiers of the park include The Gym, Professional Music Technology and City Electrical Factors.

Surrounding occupiers in the vicinity include McDonald's, Halfords, Carphone Warehouse, Dunelm, IBIS Hotel, BP Petrol Station and Texaco Petrol Station. Citroen, Tesla, Mercedes and Volkswagen dealerships also lie within close proximity in addition to an Audi Service Centre. Birmingham City Football Club and St Andrew's Shopping Park are both situated within a few hundred metres east of the park.



## DESCRIPTION /

The property comprises a modern retail / trade unit of steel portal frame construction surmounted by a pitched roof. The external elevations are of profiled metal cladding and the property has a fully glazed retail / trade frontage. Internally, there are blockwork walls and a concrete screed floor. The unit benefits from a 6m clear internal height to steel haunch and 7.25m to building eaves. Externally, the unit has communal car parking to the front and a shared service yard to the rear.

## PLANNING /

The property benefits from A1 consent however the unit is suitable for a variety of uses including A1, B1, B2 and B8.



Indicative specification post refurbishment



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## ACCOMMODATION /

We measure that the property extends to a GIA of approximately 4,533 sq ft.



Indicative specification post refurbishment



# TRIDENT / PARK BIRMINGHAM B9 4EH

Indicative photo



## LEASE TERMS /

The unit is available to let on standard Full Repairing and Insuring lease terms.

The quoting rent for the property is £58,930 per annum.

## RATEABLE VALUE /

The property is entered into the current Valuation List with a rateable value of £35,000.

## SERVICE CHARGE /

There is a service charge for the maintenance and management of the common parts of the park.

The current annual charge for Unit 3 is currently £6,397.

## LEGAL COSTS /

Each party will be responsible for its own legal costs incurred in any transaction. The incoming tenant will be responsible for any LBTT and VAT thereon.

## VAT /

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.

## EPC /

A copy of the EPC is available to interested parties on request.

## VIEWINGS AND FURTHER INFORMATION /

Strictly by prior appointment with the joint letting agents:

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