TO LET

Warehouse Premises with First Floor Office Accommodation

Gross Internal Area: 13,600 ft² (1,263.47 m²) approx.
Location
The property occupies a prominent position on Great Lister Street, situated within close proximity to the intersection with Dartmouth Middleway (A4540 middle ring road).

Dartmouth Middleway provides direct access to the main Aston Expressway (A38M), which in turn provides direct access to Junction 6 of the M6 motorway (Spaghetti Junction).

Description
The property comprises of an industrial warehouse premises which benefits from the following; off street loading, roller shutter access, concrete flooring throughout, three phase power, gas-fired heating, first floor office accommodation with WC and kitchen facilities.

Accommodation
13,600 ft² (1,263.74 m²) approximately.

Services
We understand that all services are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all parties carry out their own investigations.

Terms
The property is available on a new FRI lease, with length to be agreed, at £35,000 per annum.

VAT
We understand that VAT is not applicable.

Legal Costs
Both parties to bear the cost of their own legal and surveyor’s costs incurred during the transaction.

Energy Performance
Available on request from the agent.

Planning
We understand that the property has planning permission under use classes B2 (General Industrial) and B8 Storage & Distribution).

Applicants are advised to make their own enquiries to Birmingham City Council Planning Department.

Business Rates
Rateable Value £32,500
Rates payable approx. £15,925

Availability
The property is available immediately, subject to the completion of legal formalities.

Viewing
Strictly via the joint agents Siddall Jones on 0121 638 0500.