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**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Unit D 121-125 Wellington Street, Winson Green, Birmingham, B18 4NN



**SIDDALL JONES**  
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**TO LET**

Modern Warehouse Premises

Gross Internal Area: 3,067 ft<sup>2</sup> (284.93 m<sup>2</sup>) approx.

[info@siddalljones.com](mailto:info@siddalljones.com)

**T: 0121 638 0500**

### Location

The property is located on Wellington Street off the eastern side of Winson Green Road (A4040) part of Birmingham's outer ring road.

Soho Way (A457) is approximately 1 mile to the west and Soho Road (A41) is approximately 1.5 miles to the north linking with J1 of the M5 Motorway some 3 miles distant.

Birmingham City Centre is approximately 3 miles to the south east and Smethwick Town Centre lies approximately 2 miles to the west.

### Description

The property comprises of a modern warehouse premises of portal frame construction, with brick and block and part profile clad elevations, and a metal sheet covered roof incorporating translucent roof lights.

The unit benefits from level loading door, concrete flooring, overhead craneage, three-phase power, WC, and kitchen facilities.

Externally the property benefits from secure remote access and forecourt parking for two vehicles.

Further parking is available on street locally.

### Accommodation

**Total (GIA) 3,067 ft<sup>2</sup> (284.93 M<sup>2</sup>) approximately.**

### Terms

The property is available on a new fully repairing and insuring lease, at a quoting rental of £20,000 per annum (exclusive).

### VAT

All prices quoted are exclusive of VAT, which we understand is payable.

### Service Charge

An ad-hoc service charge may be payable in relation to the upkeep and maintenance of the communal external courtyard and entry system.

### Services

The property benefits from a sub-metered three-phase connection, water and foul drainage.

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

### Rateable Value

The unit is currently rated as part of a combined site and will need to be separated for rating purposes.

All interested parties will need to satisfy themselves in this regard.

### Energy Performance Certificate (EPC)

Available upon request from the agent.

### Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**

