

41 New Bartholomew Street, Digbeth, Birmingham, B5 5QS



TO LET

Industrial Warehouse Unit and Yard

Gross Internal Area: 7,278 ft² (676.14 m²) approx.

Location

The property is situated on New Bartholomew Street which is located off Fazeley Street and New Canal Street.

Birmingham City Centre lies approx. ¼ mile east with both New Street and Moor Street Stations and the Bullring shopping centre within walking distance.

Curzon Street provides access to A4540 Lawley Middleway, approximately 0.5 miles south of the A38 Aston Expressway which leads onto the wider national motorway network at J6 of the M6 motorway (Spaghetti Junction).

Description

The property comprises a warehouse unit with two storey office accommodation to the front elevation and a secure side yard with gated access from New Bartholomew Street.

The warehouse is of steel portal frame construction with full height brick walls surmounted by a pitched insulated roof incorporating translucent roof lights.

The property benefits from fluorescent strip lighting, electric roller shutter access, concrete flooring, gas fired heating and three phase electricity supply.

The offices comprise a ground floor reception area with open plan office with two cellular offices and WC. The first floor is configured to provide an open plan office, cellular office, store room and WC.

Accommodation

Total (GIA) 7,278 ft² (676.14 m²) approximately

Rental / Terms

The property is available on a new lease with length to be agreed at 32,750 per annum exclusive.

Service Charge

None payable.

Business Rates

RV: £29,250
Rates Payable: £14,000 per annum approx.

VAT

All prices quoted are exclusive of VAT which may be payable.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Planning Use

We understand the property is allocated under Use Class B2 (General Industrial) and B8 (Storage & Distribution).

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

Services

We understand that all mains services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

