

62 Camden Street, Jewellery Quarter, Birmingham, B1 3DP



**TO LET**

Warehouse Premises with Secure Yard.  
Gross Internal Area: 3,000 ft<sup>2</sup> (278.70 m<sup>2</sup>)

### Location

The property is situated fronting Camden Street in Birmingham's historic and vibrant Jewellery Quarter only half a mile from Birmingham city centre and being situated off the A457 Sandpits leading directly into the city centre

The premises are within close proximity of the middle ring road A4540 providing a direct link to the A38(M) at Dartmouth Circus linking with the national motorway network at J6 of the M6 (spaghetti junction).

### Description

The property comprises a warehouse premises of steel portal frame construction with brick infill surmounted by a pitched insulated roof incorporating translucent roof light.

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

Further benefits include small cellular office space with storage space above.

Externally, the property has a secure yard with

### Accommodation

**TOTAL (GIA) - 3,000 SQ FT (278.70 SQ M) approximately**

**The GIA is exclusive of 5 secure garages which have not been measured but are included within the letting.**

### Terms

Available on a new lease, with length to be agreed, at £16,500 per annum (exclusive).

### Availability

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

### VAT

We understand that VAT is payable on all outgoings contained within the lease.

### Legal Costs

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

### Services

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

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

### Planning Use

We understand that the property has consent under use classes B2 and B8.

The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.

### Energy Performance Certificate

Available on request from the agent.

### Viewings

**Strictly via the sole agents Siddall Jones on 0121 638 0500.**

