

100 Windsor Street South, Nechells, Birmingham, B7 4HZ



TO LET

Warehouse/ Workshop/ Storage and Office with Large Flat

Gross Internal Area: 7,309 ft² (679.02 m²)

Location

The property is located along Windsor Street South in the Nechells area of Birmingham, 1.5 miles to the east of the City Centre.

Windsor Street South is situated between the junctions with Great Brook Street, A47 Nechells Parkway and A450 Lawley Middleway.

The Aston Expressway is approximately 2 miles to the north and allows easy access to the M6 at J6 (Spaghetti Junction) and subsequently the M5 and M42 Motorways.

Moor Street and New Street Railway Stations are also within a short distance.

Description

The property comprises a two-storey building fronting Windsor Street South, having two storey offices and large 1 bed flat.

The rear of the property has been partitioned to provide storage and workshop space spanning ground and part mezzanine levels.

The unit benefits from a large roller shutter to the front elevation and access for deliveries via an enclosed secure driveway.

Accommodation

Ground Floor	3,515 ft2	326.55 m2
Mezzanine	1,954 ft2	181.53 m2
FF Office	306 ft2	28.43 m2
FF Kitchen	140 ft2	13.01 m2
FF Flat	1,394 ft2	129.51 m2
Total (GIA)	7,309 ft2	679.02 m2

Rental / Terms

The property is available to let on a new flexible lease at £24,000 per annum exclusive.

VAT

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

Rateable Value

We understand the property does qualify for Small Business Rates Relief, subject to tenant's eligibility.

However, we suggest that all interested parties should verify the above with the Local Authority.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Services

We understand the property is connected to all mains services.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction

Viewings

Strictly by appointment with the sole letting agent Siddall Jones on 0121 638 0500

