



YARD SPACE WITH OPTIONAL WAREHOUSE

SIDDALL JONES

5 St Clements Road

Nechells, Birmingham, B7 5AF

Ground Floor Offices,
Warehouse, and Secure Yard
Area

3,261 sq ft

(302.96 sq m)

5 St Clements Road, Nechells, Birmingham, B7 5AF

Description

The property comprises of a warehouse unit of steel portal frame construction benefitting from three-phase power, concrete flooring, kitchen and WC facilities, level loading door and mezzanine storage.

The space further benefits from ground floor office space, which is currently occupied on the first floor by the landlord.

The ground floor offices comprise of four individual office spaces, WC and kitchen facilities. The offices benefit from carpet covered flooring, emulsion coated walls, ceiling lights and gas-fired central heating.

Externally the property benefits from part concreted, part block-paved yard area which provides valuable storage and parking.

Location

The property is situated fronting St Clements Road close to its junction with Nechells Place, in the Nechells area of Birmingham.

Birmingham City Centre is approximately two miles distant with the nearby A38(M) Aston Expressway providing direct access to the M6 Motorway at Junction 6 (Spaghetti Junction), which in turn leads to the M5 and M42.

The property is also within proximity to the main Heartlands Parkway (A47) and the nearby (B4132) which connects to Lawley Middleway (A34 middle ring road).

Viewings

Viewings are strictly via the sole agent Siddall Jones.

Terms

The space is available on a new lease, with length to be agreed, at a passing rental of £30,000 per annum (exclusive).

VAT

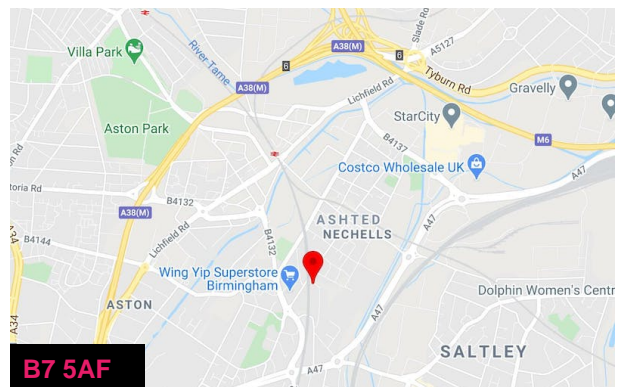
All prices are quoted exclusive of VAT which we understand is not payable.

Planning Permission

The properties have planning permission granted under use classes B2 (General Industrial) and B8 (Storage & Distribution).

Legal Costs

An easy to understand lease will be provided by the landlord at no cost to the tenant.



Summary

Available Size	3,261 sq ft
Rent	£30,000 Per annum
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Viewing & Further Information

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