

228 Bridge Street West, Birmingham, B19 2YU



**TO LET**

**Warehouse Premises**

**Net Internal Area: 6,986 ft<sup>2</sup> (649.02 m<sup>2</sup>)**

### Location

The property is situated on Bridge Street West within the Newtown area of Birmingham and providing easy access to the nearby inner ring road at New John Street West (A4540) close to its junction with Summer Lane.

The location provides a direct route to the national motorway network via A38(M) at Dartmouth Circus located 1 mile to the east.

Birmingham City Centre is also within close proximity being only approximately 1.5 miles to the south.

### Description

The property comprises of a concrete framed warehouse building, with brick and block elevations and a pitched asbestos sheet roof over incorporating translucent roof lights.

The property is set back slightly from the road which provides valuable forecourt parking for multiple vehicles.

The unit is accessed via a loading door to the easterly elevation and provides access to an open plan warehouse space with excellent working height.

The height allows for mezzanine office space incorporating several cellular meeting / office spaces, WC, and kitchen facilities.

### Accommodation

**Total (GIA) 6,986 ft<sup>2</sup> (649.02 M<sup>2</sup>) approximately**

### Terms

The property is available on a new FRI lease, with length to be agreed, at a rental of £40,000 per annum.

### VAT

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

### Services

We understand that the building benefits from all main services.

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

### Legal Costs

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

### Service Charge

Not applicable. The tenant will be responsible for the up-to-date payment of utilities, business rates and building insurance premium.

### Energy Performance

Available upon request from the agent.

### Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

### Rateable Value

April 2023 RV £27,000  
Rates Payable: £12,960 (approx.)

### Viewing

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

