

Jubilee Works, 70 Glover Street, Digbeth, Birmingham, B9 4EN



TO LET

High Bay Warehouse with Yard and Outbuildings

Gross Internal Area: 10,318 ft² on 0.5 acres

Jubilee Works, 70 Glover Street, Birmingham, B9 4EN

Overview

- Prominent site fronting the inner ring road
- High bay warehouse
- Gated access off Adderley Street
- Concreted yard
- Three outbuildings providing additional covered storage
- Site area of 0.5 acres
- Flexible terms available
- Low Rental of £60,000 pa



Location

The subject property occupies a prominent position fronting Watery Lane Middleway (A4540) with access off Adderley Street in the Bordesley area of Birmingham.

The property is conveniently situated for access to the City Centre circa 1 mile north and motorway connectivity via the Expressway (A38M) circa 1 mile distant.

Description

The property comprises a substantial site fronting the inner ring road and with gated access off Adderley Street and roller shutter access from Glover Street.

The main warehouse fronts Glover Street and is of steel portal frame construction surmounted by a pitched roof incorporating translucent roof lights and high bay lighting.

A single storey side extension provides office and welfare facilities along with additional storage.

Two roller shutter doors front Glover Street and a single roller shutter at the rear provides access to the yard.

The yard area is accessed via double gates from Adderley Street and comprises three separate outbuildings providing covered additional storage.

Accommodation

Main Warehouse	8,100 ft ²
Outbuildings	2,218 ft ²
Total (GIA)	10,318 ft²

Rental / Terms

The property is available to let on a new lease with length to be agreed at £60,000 per annum exclusive.

VAT

We understand the property is not elected for VAT.

Business Rates

RV: £32,750
Rates Payable: £16,375 pa approx.

Planning Use

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

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

Energy Performance Certificate (EPC)

EPC: D



Services

We understand that the building benefits from all mains services on, or adjacent to, the subject premises.

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

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property.

Legal Costs

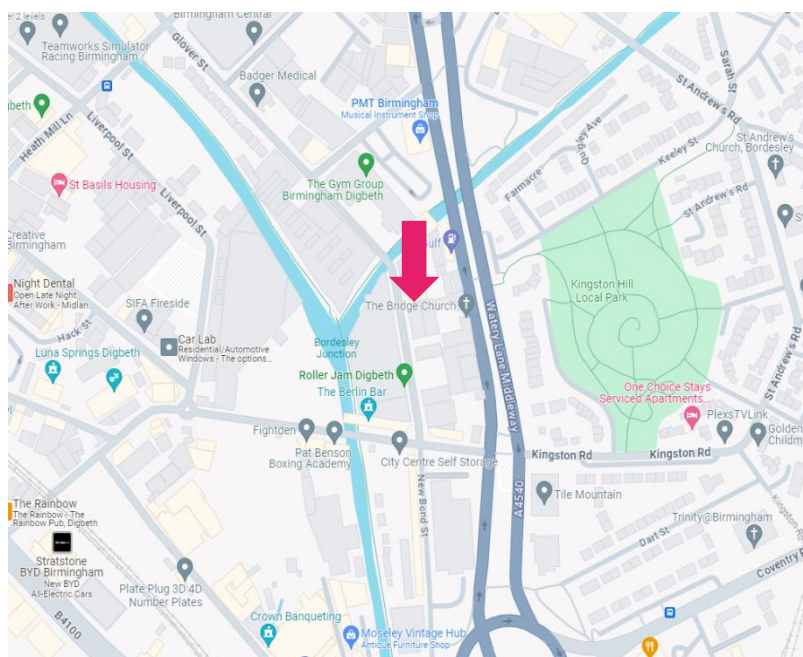
Each party are to be responsible for their own legal fees incurred during this transaction.

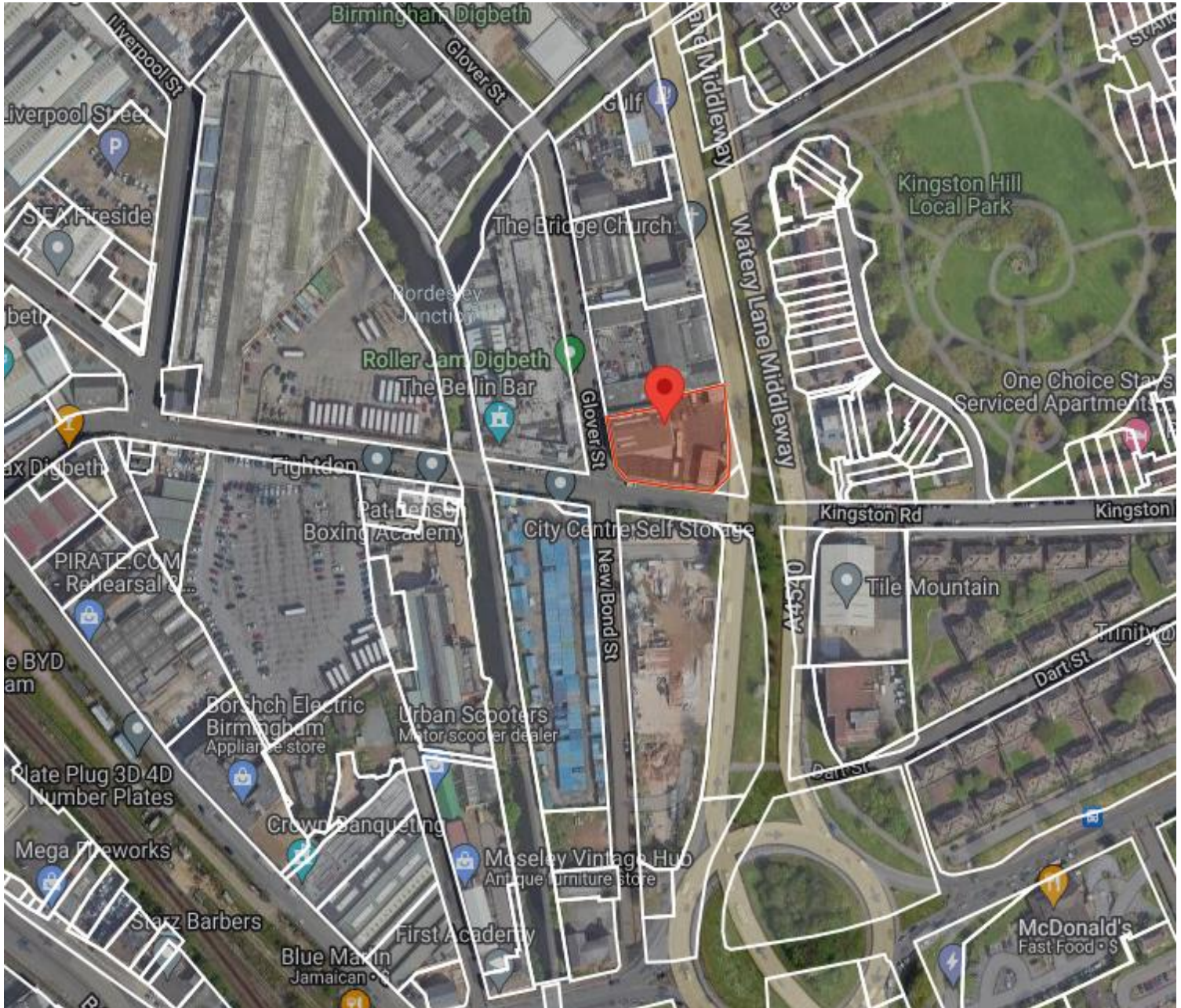
Availability

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

Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500





Siddall Jones | [The Mint](#) | [95 Icknield Street](#) | [Birmingham](#) | [B18 6RU](#)

T: 0121 638 0500

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.