

10 Upper Gough Street, Birmingham, B1 1JG



**TO LET**

City Centre Trade Counter/Warehouse, Suitable for Various Uses - STP

**Gross Internal Area: 6,200 ft<sup>2</sup> (576 m<sup>2</sup>)**

**Location**

The property is located on Upper Gough Street in a mixed residential and commercial location close to Birmingham’s iconic Mailbox development.

The property is accessed from Holloway Head (B4127) and is near the A38 providing direct access to Birmingham City Centre.

**Description**

A rare opportunity to acquire a prime warehouse/trade counter premises in the heart of the city centre, being situated within proximity to the Mailbox and New Street Station.

The property comprises a modern single bay unit of steel portal frame construction with full-height brick/block infill surmounted beneath a pitched insulated roof incorporating translucent roof lights.

The warehouse benefits from concrete flooring, two roller shutter doors with access to the side yard, WC facilities, and a minimum eaves height of 2.8m rising to 6.17m in the apex.

A first floor provides is accessed via an integral staircase and provides open plan accommodation for office or additional storage.

Externally, the property benefits from a secure car park with car parking for approximately 10 cars.

**Accommodation**

Warehouse	5,000 ft <sup>2</sup>
Office	1,200 ft <sup>2</sup>
<b>Total (GIA)</b>	<b>6,200 ft<sup>2</sup> (576 m<sup>2</sup>)</b>

**Rental/Terms**

The property is available to let on a new lease with length to be agreed at £90,000 per annum exclusive.

**VAT**

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

**Business Rates**

RV: £28,750  
Rates Payable: £14,000 pa approx.

**EPC**

Available upon request from the agent.

**Planning Use**

We understand the property has consent under Use Class B2 and B8.

The property may be suitable for other uses subject to planning. We recommend all interested parties verify their proposed use with Birmingham City Council Planning Department.

**Services**

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

The tenant is advised to obtain verification from their solicitor or surveyor.

**Legal Costs**

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

**Availability**

The property is immediately available following completion of legal formalities.

**Viewings**

Strictly via the sole agent Siddall Jones on 0121 638 0500

