



10 Upper Gough Street

Birmingham, B1 1JG

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

6,200 sq ft
(576 sq m)

- 10 parking spaces
- Open plan accommodation for office
- A modern single bay unit of steel portal frame construction
- A pitched insulated roof

10 Upper Gough Street, Birmingham, B1 1JG

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.

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.

Terms

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.

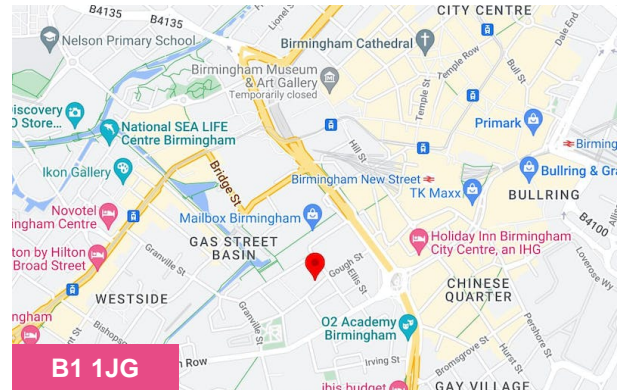
Planning Use

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



Summary

Available Size	6,200 sq ft
Rent	£90,000 per annum
Rates Payable	£14,000 per annum Rates Payable: £14,000 pa approx.
Rateable Value	£28,750
Service Charge	N/A
Car Parking	secure car park with car parking for approximately 10 cars.
VAT	Not applicable. All prices quoted are exclusive of VAT which we understand is not payable.
Legal Fees	Each party to bear their own costs. Each party to be responsible for their own legal costs incurred during this transaction.
Estate Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



Edward Siddall-Jones

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.