



10 UPPER GOUGH STREET, BIRMINGHAM, B1 1JG

TRADE COUNTER, WAREHOUSE TO LET | 6,200 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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

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



## 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.

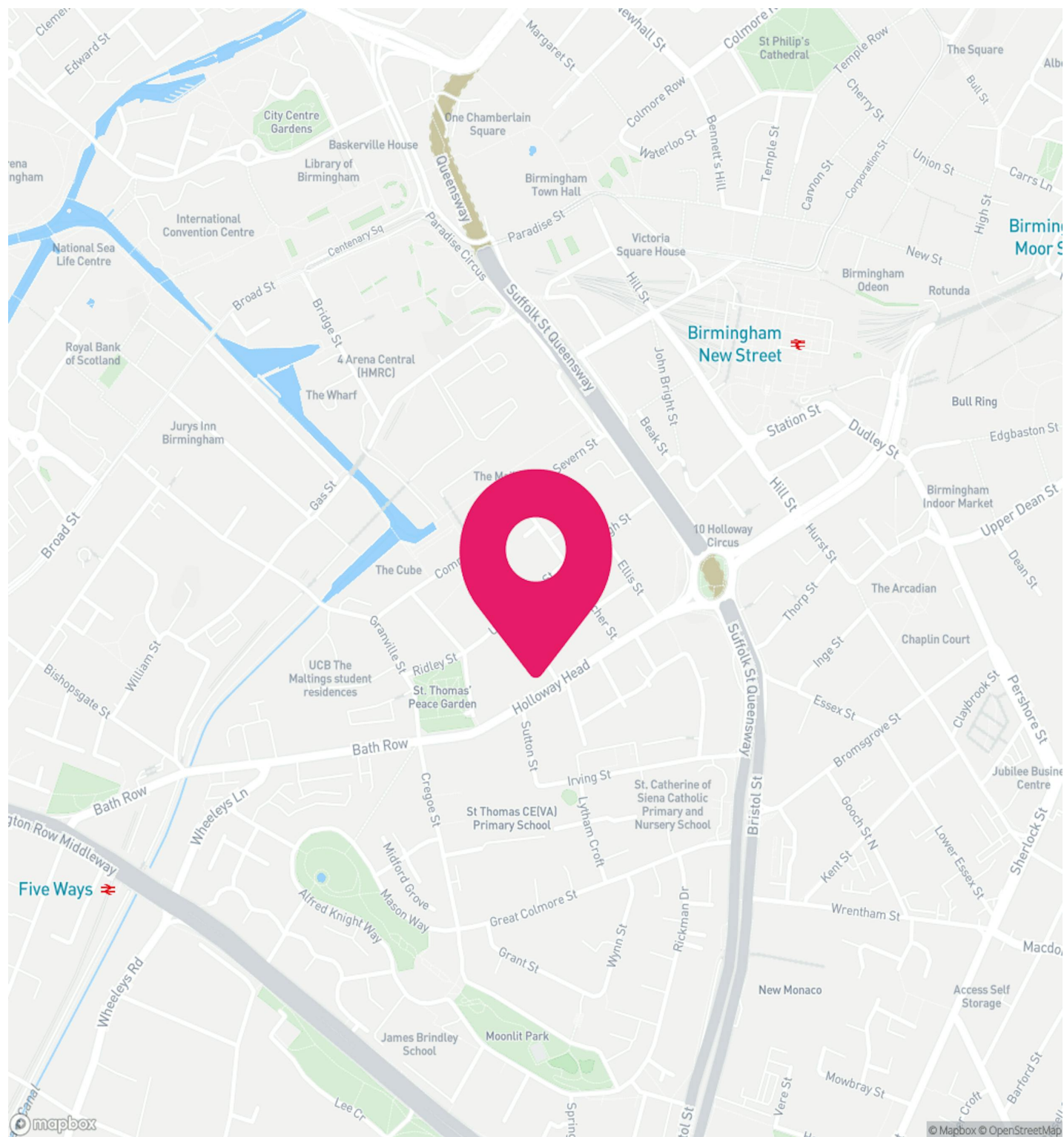
Externally, the property benefits from a secure car park with car parking for approximately 10 cars.



## 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.

## SERVICE CHARGE

n/a

## RATEABLE VALUE

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

## 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.

## LEASE

New Lease

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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