

Ground Floor 68 Soho Hill, Handsworth, Birmingham, B19 1AA



**TO LET**

Prominent Ground Floor Retail Warehouse

**GIA 7,810 ft<sup>2</sup> (725.57 m<sup>2</sup>)**

### Location

The property occupies a prominent position fronting Soho Hill (A41) close to its interchange with Hockley Circus.

The location provides a main arterial route into Birmingham city centre and is easily accessible to junction 1 of the M5 motorway which is located some 3.5 miles distant via the Soho Road (A41).

Junction 6 of the M6 (spaghetti junction) is located 3 miles distant via A4550 and A38 (M).

### Description

The property comprises of a ground floor open plan retail warehouse, which comprises of a predominantly open plan space with floor to ceiling heights of approximately 10 ft.

The space benefits from reception area, inset glazing to the fore, suspended ceiling incorporating lighting, gas-fired heating, carpet covered flooring and emulsion coated walls.

There are additional annexes to the side of the premises, which provide secure storage and WC facilities.

Loading is via roller shutter access to the side of the premises which in turn provides access to double loading doors.

Car parking is available on street.

### Accommodation

GIA 7,810 ft<sup>2</sup> (725.57 M<sup>2</sup>) approximately.

### Terms

The property is available on a new lease, with length to be agreed, at a passing rental of £60,000 (exclusive) per annum.

### VAT

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

### Legal Costs

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

### Service Charge

Not applicable. The tenant will however be responsible for an apportionment of the building insurance policy.

### Energy Performance

Available on request from the agent.

### Rateable Value

April 2023 RV £40,000

### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID in line with Anti-Money Laundering protocols.

### Services

We understand that the property benefits from all main services connected 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 as to their suitability.

### Viewing

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

