



247 Great Lister Street

Birmingham, B7 4BS

Industrial Warehouse Premises with Secure Yard

6,840 sq ft
(635.46 sq m)

- Canteen facilities
- Ground floor WC
- Two-bay warehouse
- Enclosed yard area

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Description

The premises comprise a two-bay warehouse of concrete frame construction, with brick and block elevations, surmounted by a pitched overlaid roof incorporating translucent roof lights.

Two storey office accommodation is located to the front of the building, which comprises ground floor WC and welfare facilities with the first floor comprises a series of interconnecting offices with canteen facilities.

Externally the property benefits from an enclosed yard area, which is partly covered to the front and offers concertina access doors to the warehousing.

A further roller shutter loading door is provided directly from Great Lister Street.

Location

The property occupies an extensive frontage to Great Lister Street, close to its junction with Dartmouth Middleway, in the Nechells area of Birmingham.

The property is located approximately 1 mile from Birmingham City Centre and can be accessed from both the A47 Nechells Parkway and Birmingham middle ring road Dartmouth Circus (A4540).

The location provides easy access to the M6 motorway at Junction 6 (Spaghetti), which is located approximately 1 mile north.

Accommodation

GIA 6,870 ft2 (635.46 M2) approximately.

Terms

The property is available on a new lease, with length to be agreed, at a passing rental of £42,500 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which may be payable.

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

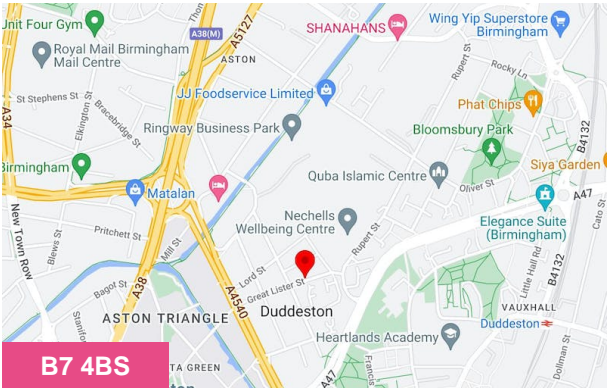
Energy Performance

Available upon request from the agent.

Services

We understand that the property has the benefit of all mains services connected on, or adjacent to the subject premises.

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



Summary

Available Size	6,840 sq ft
Rent	£42,500 per annum
Rateable Value	£27,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable. All prices quoted are exclusive of VAT, which may be payable.
Legal Fees	Each party to bear their own costs. Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.
Estate Charge	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



Edward Siddall-Jones
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Rateable Value

April 2023 RV £27,000

Planning Permission

We understand that the property has consent granted under use classes B2 (General Industrial) and B8 (Storage and Distribution).

Availability

The property is available immediately upon completion of legal formalities.

Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

Viewing

Strictly via the sole agent Siddall Jones.