

Unit 1, 105 Brearley Street, Birmingham, B19 3XJ



TO LET

Warehouse Premises

Gross Internal Area: 8,766 ft² (814.39 m²)

Location

The property is located on Brearley Street, in the Hockley area of Birmingham which is a short distance from the Birmingham Middle Ring Road (A4540).

The Middle Ring Road provides arterial routes in and out of Birmingham City Centre including A38 (M) which in turn provides access to the national motorway network at Junction 6 of the M6 (Spaghetti) approximately 1.5 miles North.

Birmingham city centre lies approximately 1 mile to the South of the location.

Description

The property comprises of a self-contained warehouse premises with roller shutter / loading bay access directly from Brearley Street.

The premises comprises of a portal frame building with masonry infill and trussed roof over which benefits from excellent working height, WC, and office facilities.

On street parking is available locally.

Accommodation

GIA 8,766 ft² (814.39 M²) approximately.

Terms

The property is available on a new license / sub-letting at a quoting rental of £35,000 per annum (exclusive).

Availability

The property is available immediately upon completion of legal formalities.

VAT

All prices quoted are exclusive of VAT.

Services

We understand that all mains services are 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.

Legal Costs

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

Energy Performance

Available upon request from the agent.

Business Rates

RV £24,250

Anti-Money Laundering

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

Viewing

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

