



## Unit 1

105 Brearley Street, Birmingham, B19 3XJ

### Warehouse Premises with Generous Working Height in Hockley - 8,766 ft<sup>2</sup>

**8,766 sq ft**  
(814.39 sq m)

- Approx. 1 Mile from J6 of the M6 Motorway
- Generous Working Height

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

## 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.

## 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.

## Accommodation

GIA 8,766 ft<sup>2</sup> (814.39 M<sup>2</sup>) 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, which we understand is not payable.

## 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

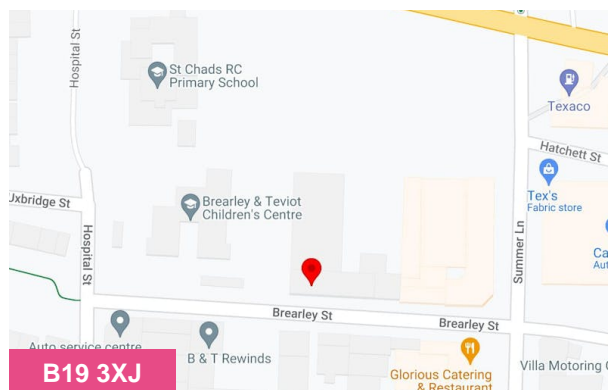
RV £24,250

## 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

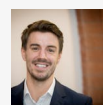
Strictly via the sole agent Siddall Jones on 0121 638 0500.



## Summary

<b>Available Size</b>	8,766 sq ft
<b>Rent</b>	£35,000.00 per annum
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



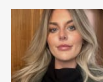
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