



81 DARWIN STREET, BIRMINGHAM, B12 0TP

INDUSTRIAL TO LET | 5,110 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Premises with Self-Contained Yard

- Self-Contained Yard
 - Mix of Office and Industrial Space
 - Excellent Transport Links
 - Easy Access to City Centre
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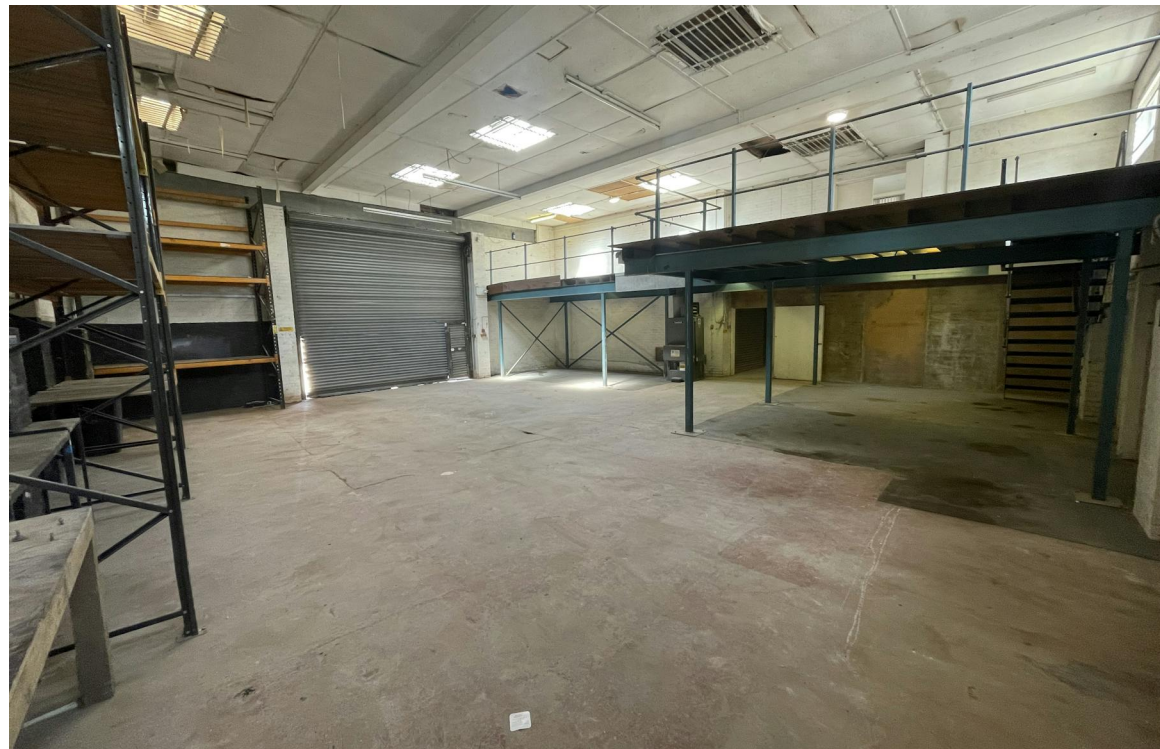
DESCRIPTION

The property comprises of a detached industrial premises located at the top of Darwin Street, in the Highgate area of the City.

The premises benefits from a single storey warehouse premises of traditional masonry construction with a pitched roof over which incorporates translucent roof lights. It benefits from a large roller shutter entry door, three-phase power, and concrete flooring.

The office element of the building is of two storey traditional masonry construction with flat roof over, which provides ground floor office / reception and ancillary stores with the main body of the office space located on the first floor and benefitting from cellular meeting space and open plan offices with windows to both elevations, WC and kitchen facilities.

Externally the premises benefits from a secure yard with gated vehicle and pedestrian access from Darwin Street.



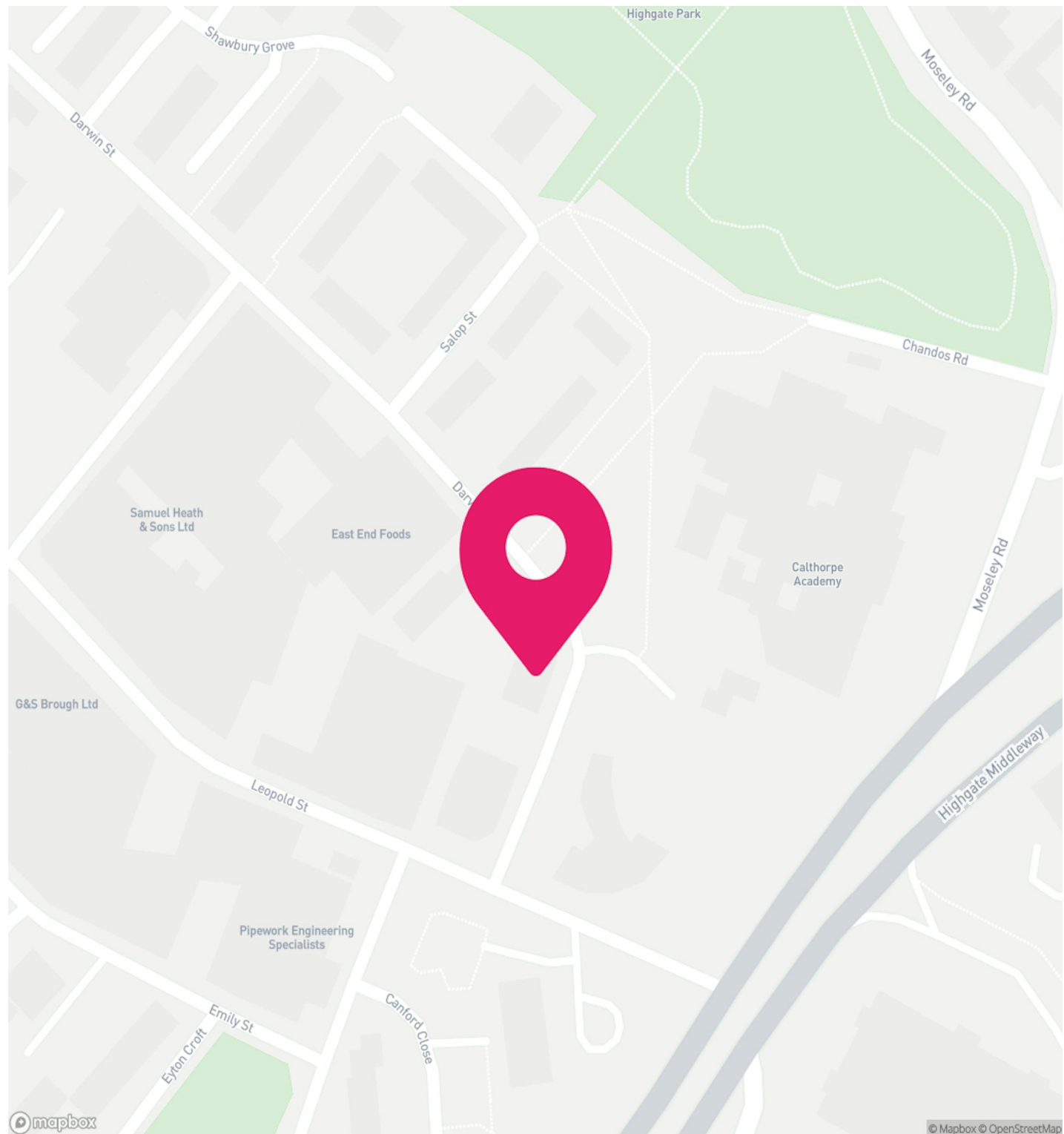
LOCATION

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The building is located on Darwin Street in the Digbeth area of Birmingham.

The location is a mixed commercial/residential area situated within 1.5 miles from Birmingham City Centre and within walking distance of Digbeth High Street and the Bull Ring Shopping Centre.

Communication links are excellent providing convenient access to the Middleway Ring Road (A4540) which in turn provides access to the A38 (M) and the national motorway network at Junction 6 of the M6 Motorway.





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.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof of company or personal funding to satisfy Anti-Money Laundering protocols.

VIEWING

Strictly via the sole agent Siddall Jones on 0121 638 0500

RATEABLE VALUE

£25,250

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£35,000 per annum

POSSESSION

Available Immediately. Available immediately upon completion of legal formalities

POSSIBLE USE CLASSES

Class E(g)(iii) - Light industrial

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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