



SITE ON THE CORNER OF BLEWS STREET AND PRITCHETT STREET,
BIRMINGHAM, B6 4EP

LAND, OFFICE TO LET | 1,700 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Secure Concreted Yard with Two-Storey Office Building

- Located within Inner Ring Road
 - Quoting Rental £24,000 PA
 - Well-Appointed Office Space
 - Secure Concrete Yard
 - Large Access Gate
 - Prominent Return Frontage
 - Flexible, Short-term Lease Available
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DESCRIPTION

The site comprises of a concreted storage yard with wall borders to three sides and palisade fencing to the internal border (to be installed).

The site is broadly rectangular and extends to approximately 0.2 acres with a two-storey, self-contained office building. The building is accessed via UPVC door to the ground floor and provides meeting space, kitchen and WC facilities to the ground floor with more open plan office accommodation to the first floor as well as additional meeting rooms and WC facilities.



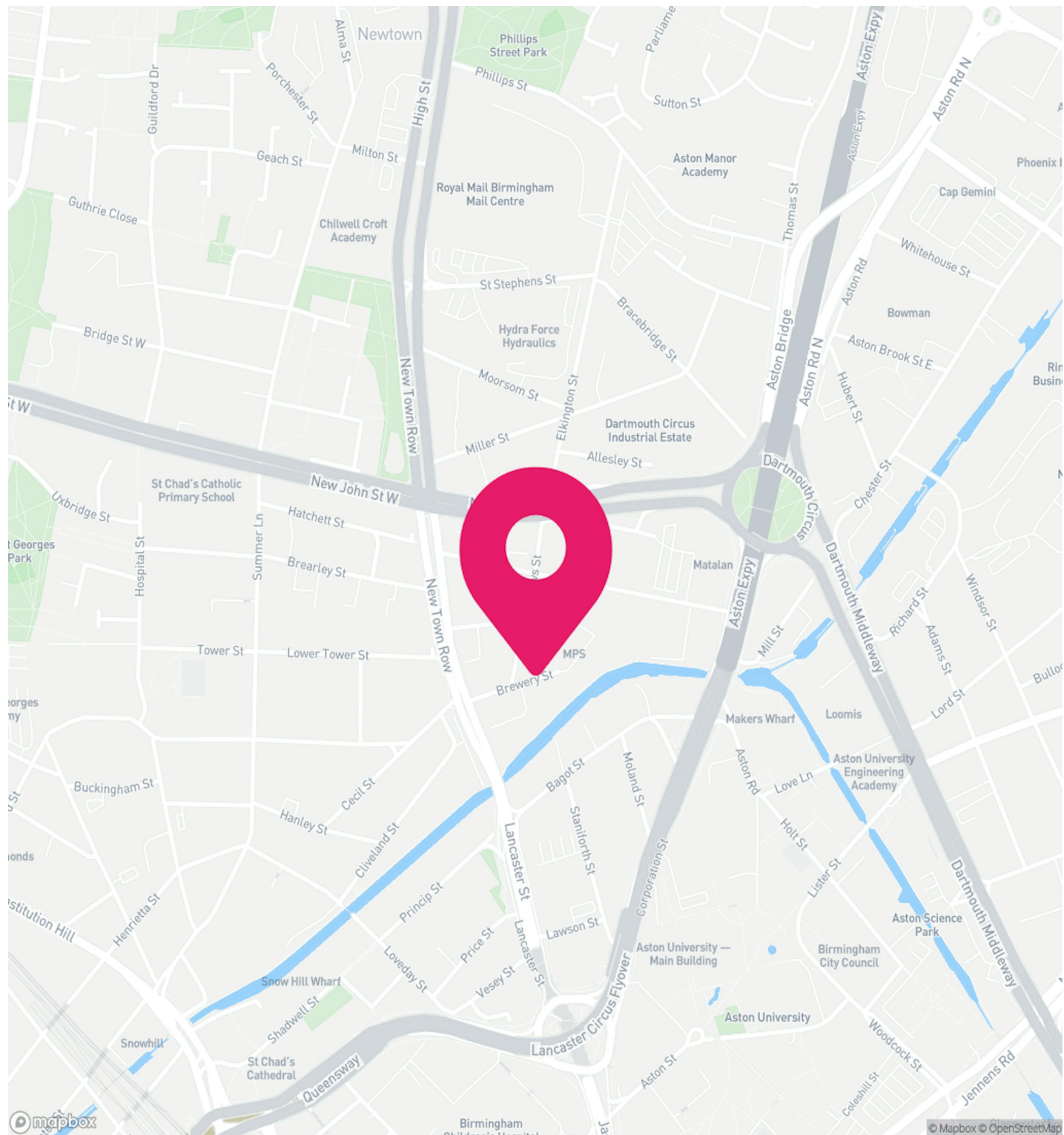
LOCATION

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The property is situated on the corner of Blews Street and Pritchett. This is located off Newtown Row close to its junction with New John Street West and being situated only 2.5 miles from Birmingham City Centre.

Communication links are excellent being only a few hundred yards from Dartmouth Circus, linking with the A38(M) and the national motorway network at J6 M6.

Snow Hill Metro and Train Station is also within walking distance.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

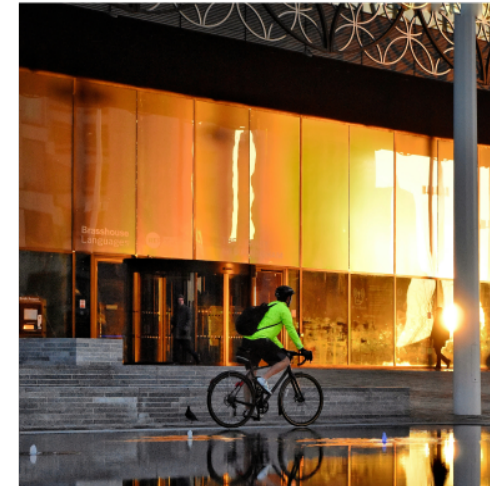
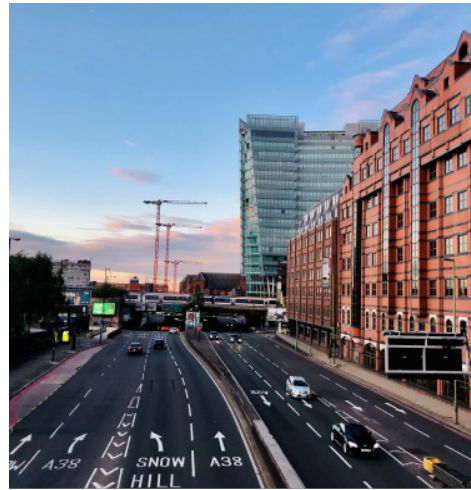
Central location, global reach: A strategic location offers quick train connections:

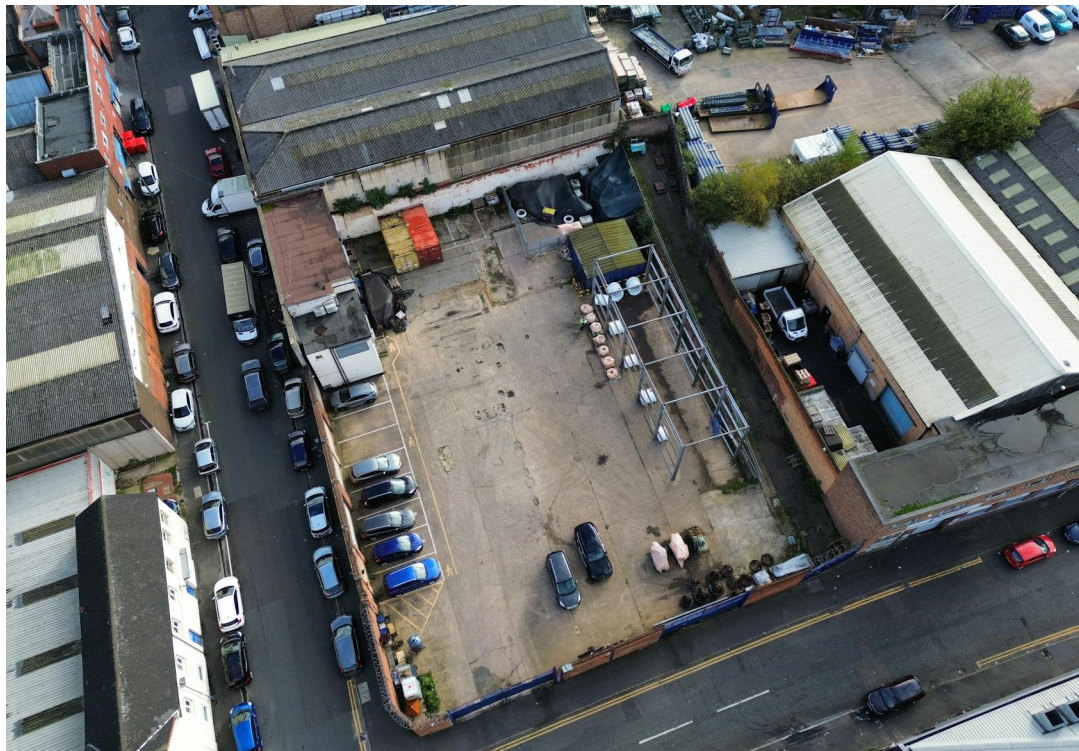
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!

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SERVICES

We understand that the offices benefit from water, electricity and foul drainage. The agent has not tested the suitability of the services and recommends that interested parties carry out their own investigations.

RATEABLE VALUE

The yard is currently valued as one hereditament at a rateable value of £15,500. We therefore expect that small business rates would apply.

ANTI-MONEY LAUNDERING

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

PLANNING PERMISSION

The premises have planning permission granted under B8 and E (Office).

USAGE

Our client will not accept car trade or recycling usage.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

Assignment

RENT

£24,000 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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