

# INDUSTRIAL | FOR SALE

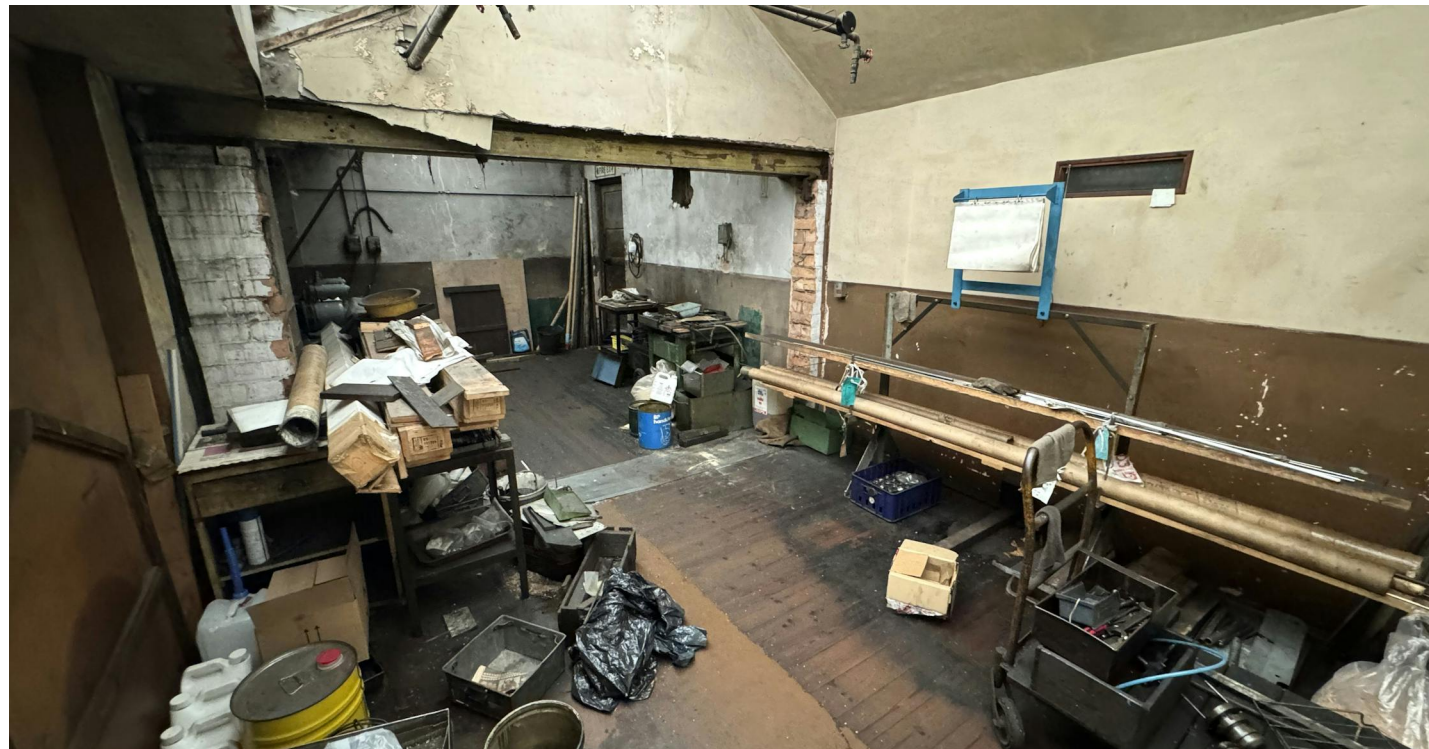


94 LEOPOLD STREET, DIGBETH, BIRMINGHAM, B12 0UD  
5,305 SQ FT (492.85 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Industrial Workshop Premises Located in Digbeth

- Shared Loading Door / Access
- First Floor Stores / Workshop
- Ground Floor Workshop
- Three-Phase Power
- Gas Supply



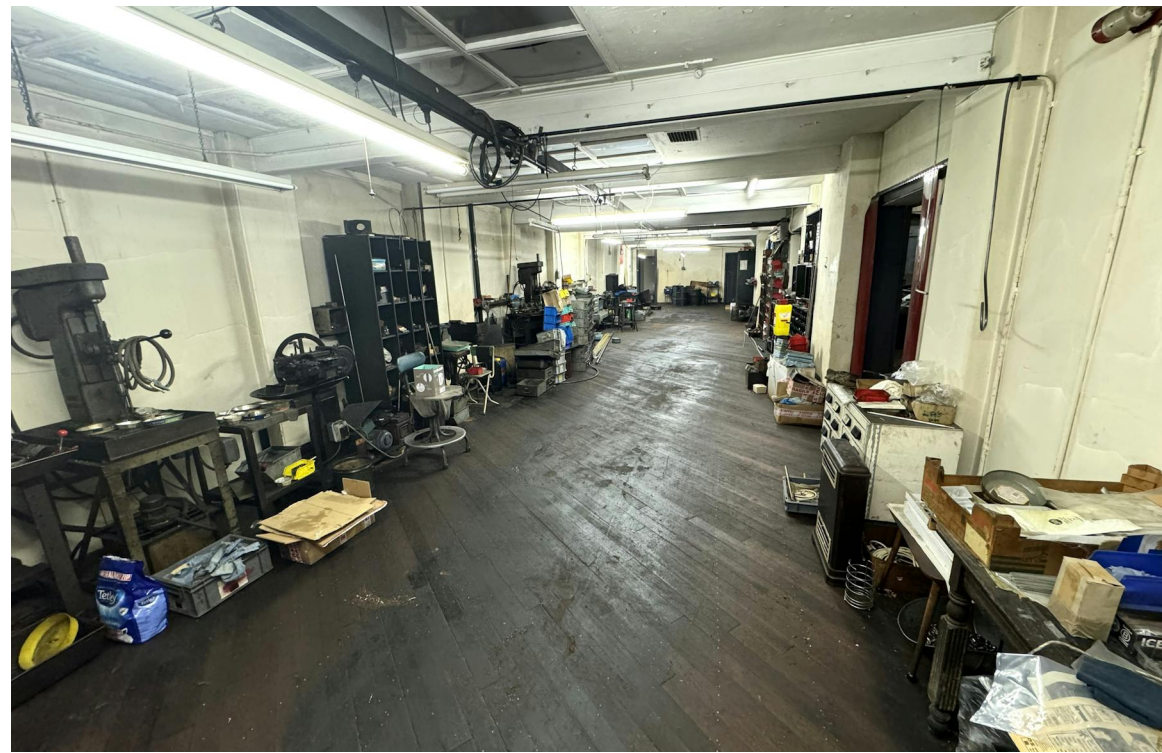
## DESCRIPTION

The property comprises of a two storey industrial premises located in Digbeth, Birmingham.

The premises are fronted by a two storey building of traditional masonry construction with flat felted roof over which provides office, ancillary space and WC, kitchen facilities.

To the rear is an two storey warehouse premises of portal frame construction and block / masonry infill with timber floors and roof trusses and a pitched roof over incorporating translucent roof lights.

The premises shares loading rights with the neighbouring premises and benefits from the flying freehold above.



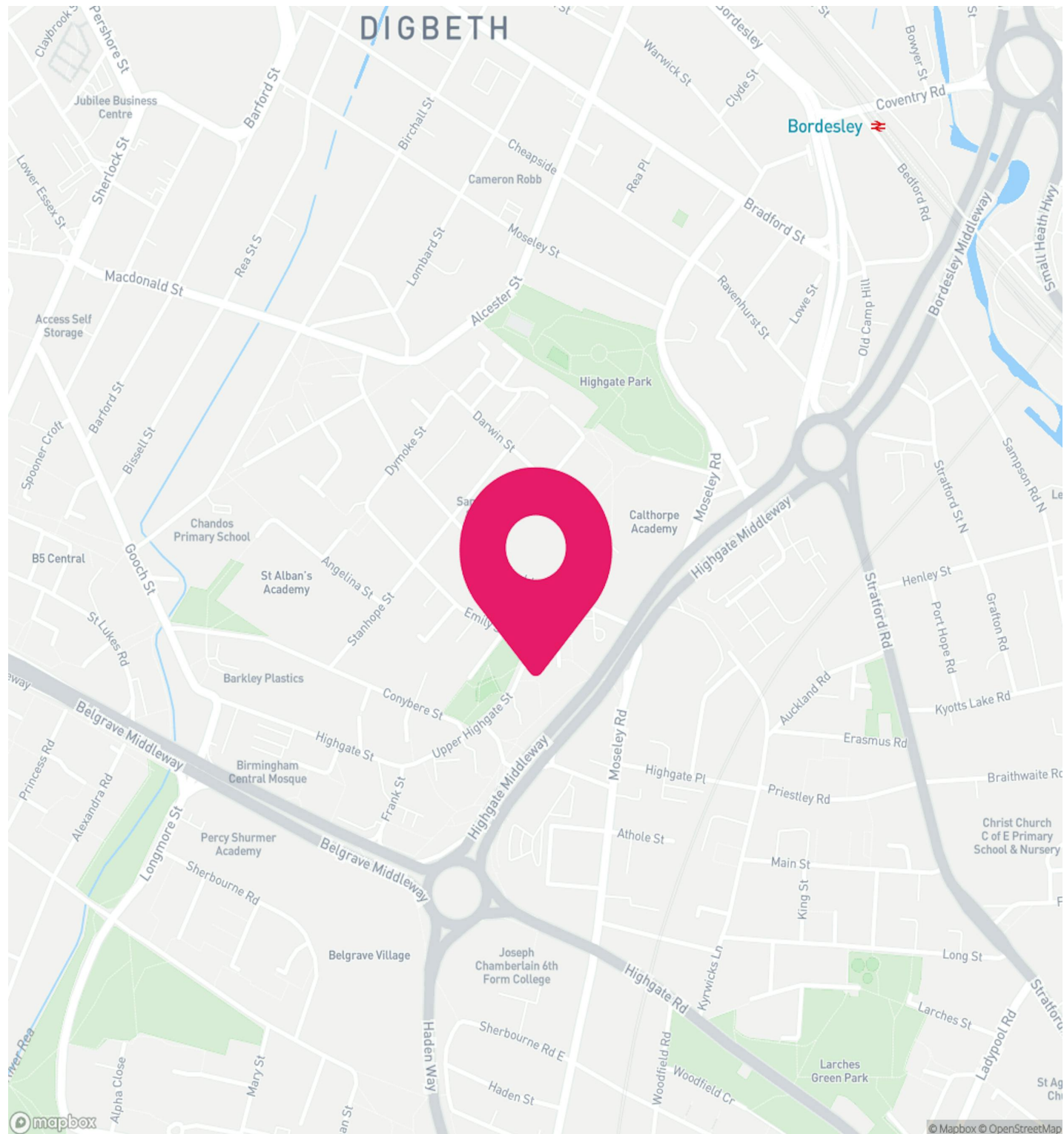
## LOCATION

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The building is prominently located on Leopold Street at its junction with Upper Highgate 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 A38 (M) off the inner ring road which in turn provides direct access to the national motorway network at Junction 6 of the M6 Motorway.



## 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.

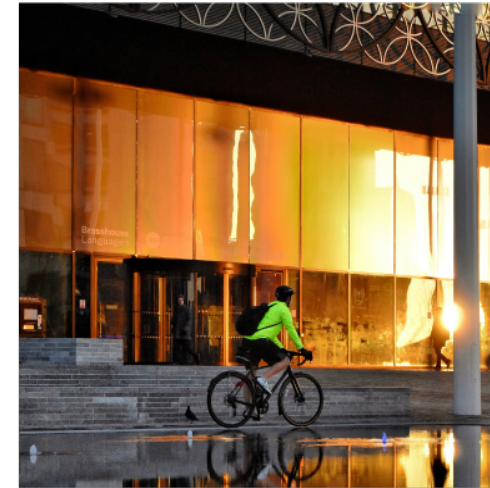
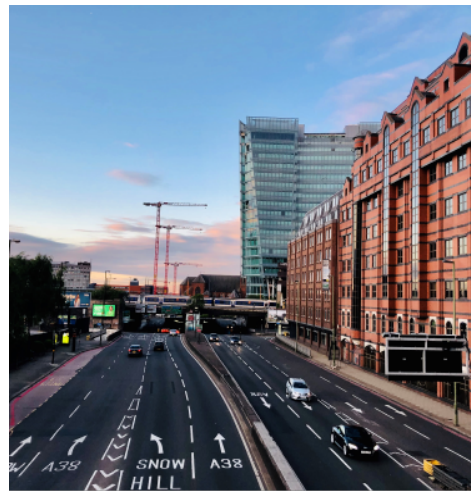
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!



## ACCOMMODATION

NAME	SQ FT	SQ MA	AVAILABILITY
Ground - Warehouse / Offices	1,664	154.59	Available
1st - Workshop / Stores	3,641	338.26	Available
<b>Total</b>	<b>5,305</b>	<b>492.85</b>	

## SERVICES

We understand that the building benefits from all mains services 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.

## RATEABLE VALUE

£9,000. The premises will benefit from small business rates relief

## VAT

Not applicable

## LEGAL FEES

Ingoing tenant is liable for both parties legal costs

## PRICE

Offers from £285,000

## ANTI MONEY LAUNDERING

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

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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