

INDUSTRIAL | TO LET

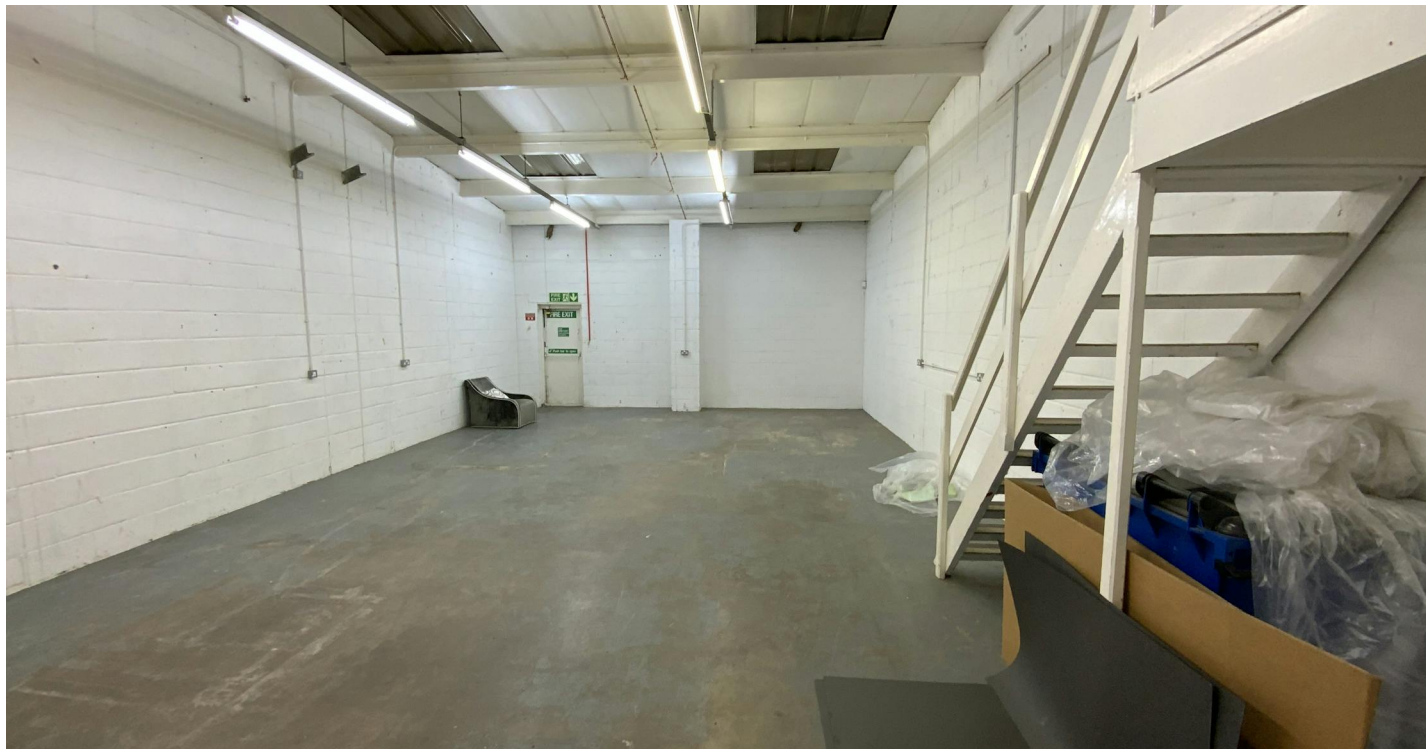
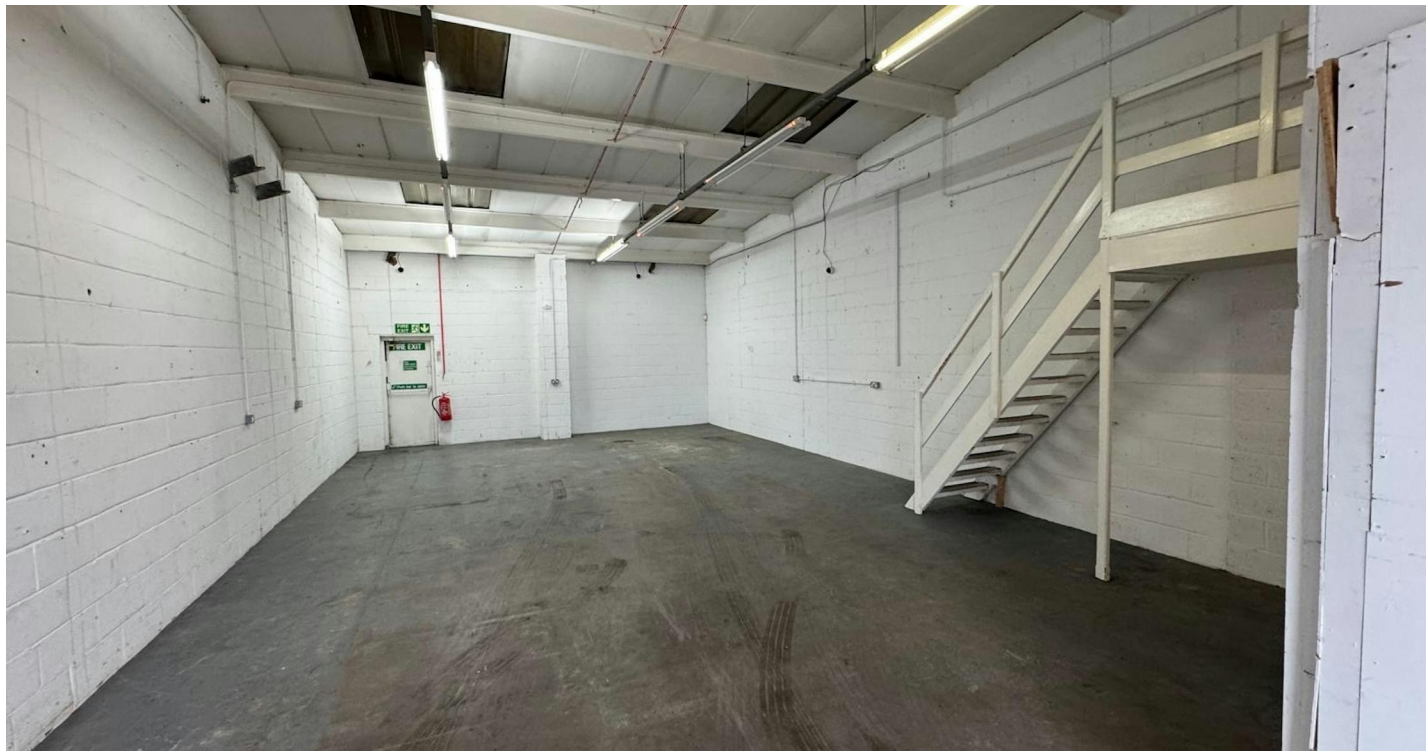


UNIT 14 SUMMERHILL IND. ESTATE, GOODMAN STREET, BIRMINGHAM, B1 2SS
1,166 SQ FT (108.32 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Business Premises with Car Parking

- Mid-Terrace Warehouse
 - Level Loading
 - Three Phase Power
 - Concrete Flooring
 - WC & Kitchen Facilities
 - Forecourt Car Parking
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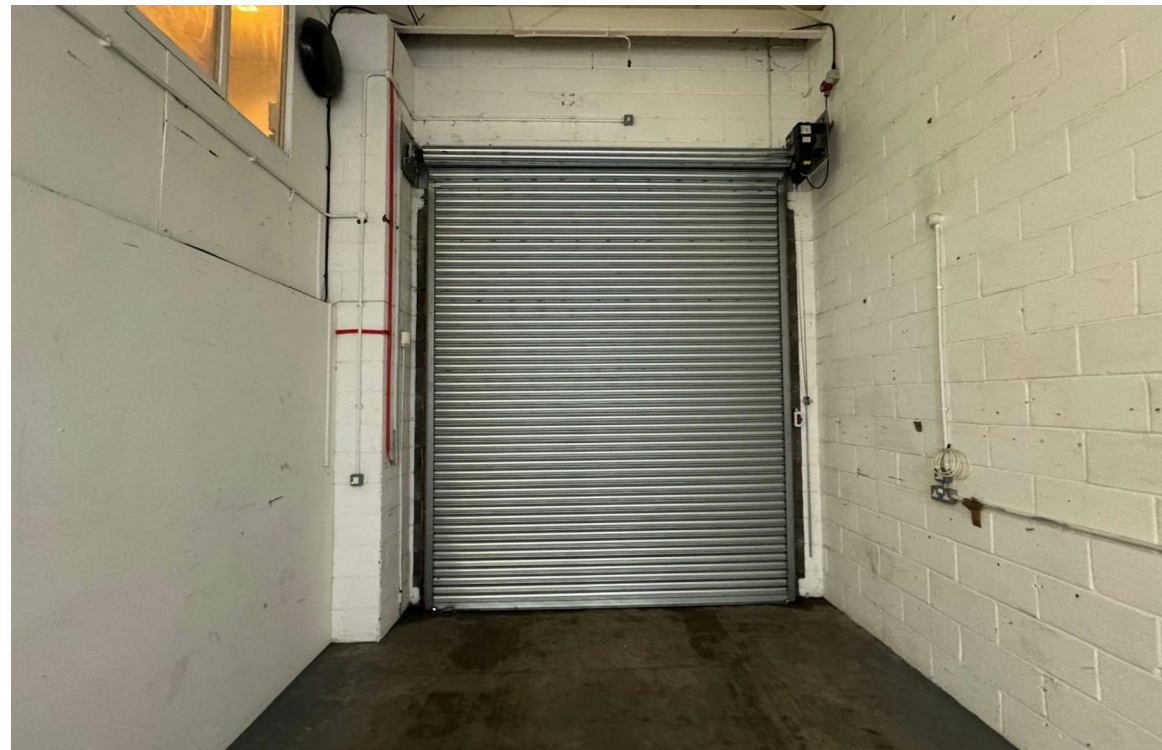


DESCRIPTION

The property comprises a mid-terrace warehouse unit of a steel portal frame with block infill and outer skin of brick surmounted by a pitched roof.

The property benefits from level loading, three phase power, concrete flooring, WC and Kitchen facilities.

Externally the property benefits from forecourt parking and additional visitor spaces.

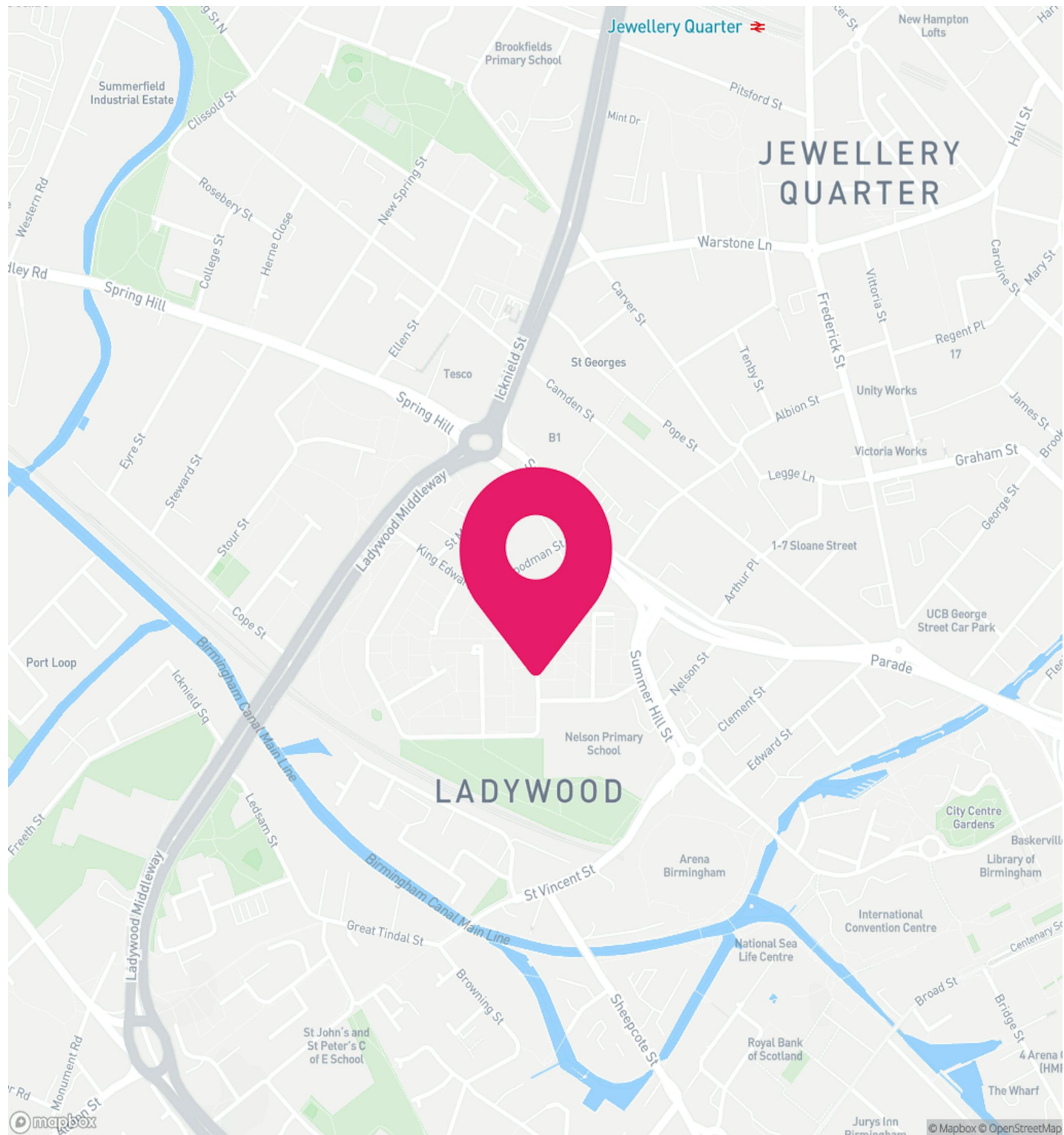


LOCATION

Summerhill Business Park is accessed via Goodman Street which is accessed in turn from Summerhill Road and King Edwards Road.

The site offers ease of access to the inner ring road with Birmingham City Centre lying approximately ½ mile south east.

The middle ring road provides dual carriageway access to the main Aston Expressway (A38M – circa 1 ½ miles north east), which provides access to 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.

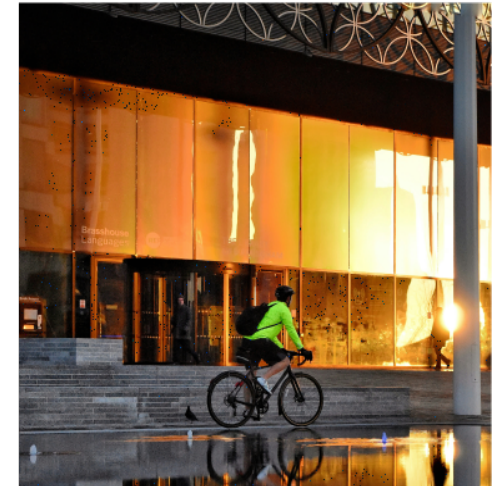
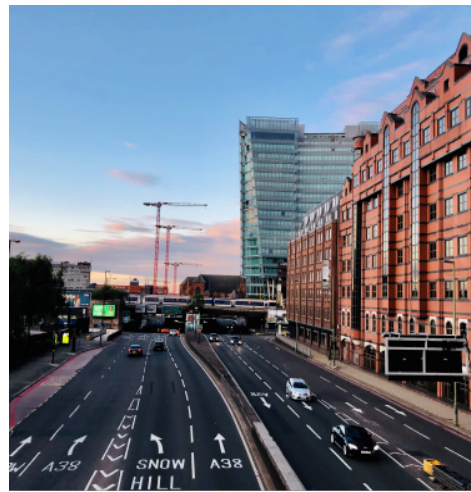
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



TERMS

The property is available on a new lease, with length to be agreed, at £13,500 per annum (exclusive).

SERVICE CHARGE

A service charge is levied to cover the maintenance and upkeep of communal areas. We understand that the current premium is circa £855.88.

VAT

We understand that VAT is 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.

PLANNING USE

We understand that the property has planning consent under use classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

EPC

Available upon request

RATEABLE VALUE

RV = £7,700

We understand that the property benefits from small business rates exemption, subject to tenants eligibility.

VAT

Applicable

RENT

£13,500 per annum

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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