

TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)

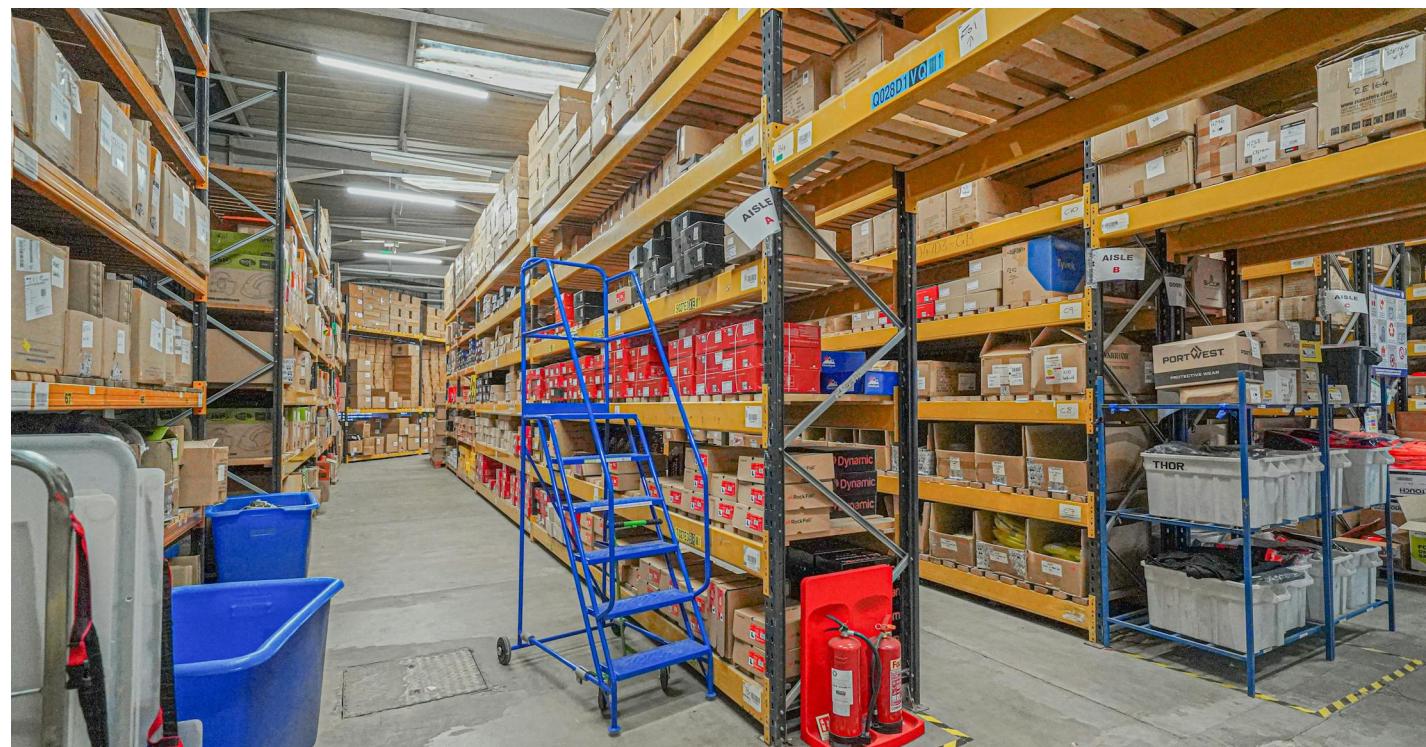


25 GREAT LISTER STREET, BIRMINGHAM, B7 4LS
12,694 SQ FT (1,179.31 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Trade Counter / Retail Warehouse
Premises situated on Dartmouth Middleway

- Quoting Rental £135,000
- GIA 12,694 ft²
- 37,000 Daily Traffic Movements
- Excellent Transport Links
- Less than 1 mile to Spaghetti Junction
- Less than 1 mile from HS2 Terminal and proposed Birmingham City FC ground



DESCRIPTION

A warehouse/trade counter unit prominently positioned on Dartmouth Middleway, benefitting from excellent visibility and a high volume of passing traffic along this key arterial route. The site offers convenient access via Adams Street, which connects directly to both Great Lister Street and Heneage Street.

The property comprises a detached warehouse of portal frame construction with a pitched roof, incorporating two full-height level loading doors.

Internally, the accommodation offers clear-span warehouse space, with additional mezzanine storage.

The Dartmouth Middleway elevation features expansive floor-to-ceiling glazing, which are currently used as advertising along its prominent frontage.

Externally, the property benefits from a dedicated loading area and access to a shared car park providing 35 marked spaces. The landlord proposes to create a new customer entrance on the easterly elevation, providing direct access from the car park, as illustrated in the photographs.



LOCATION

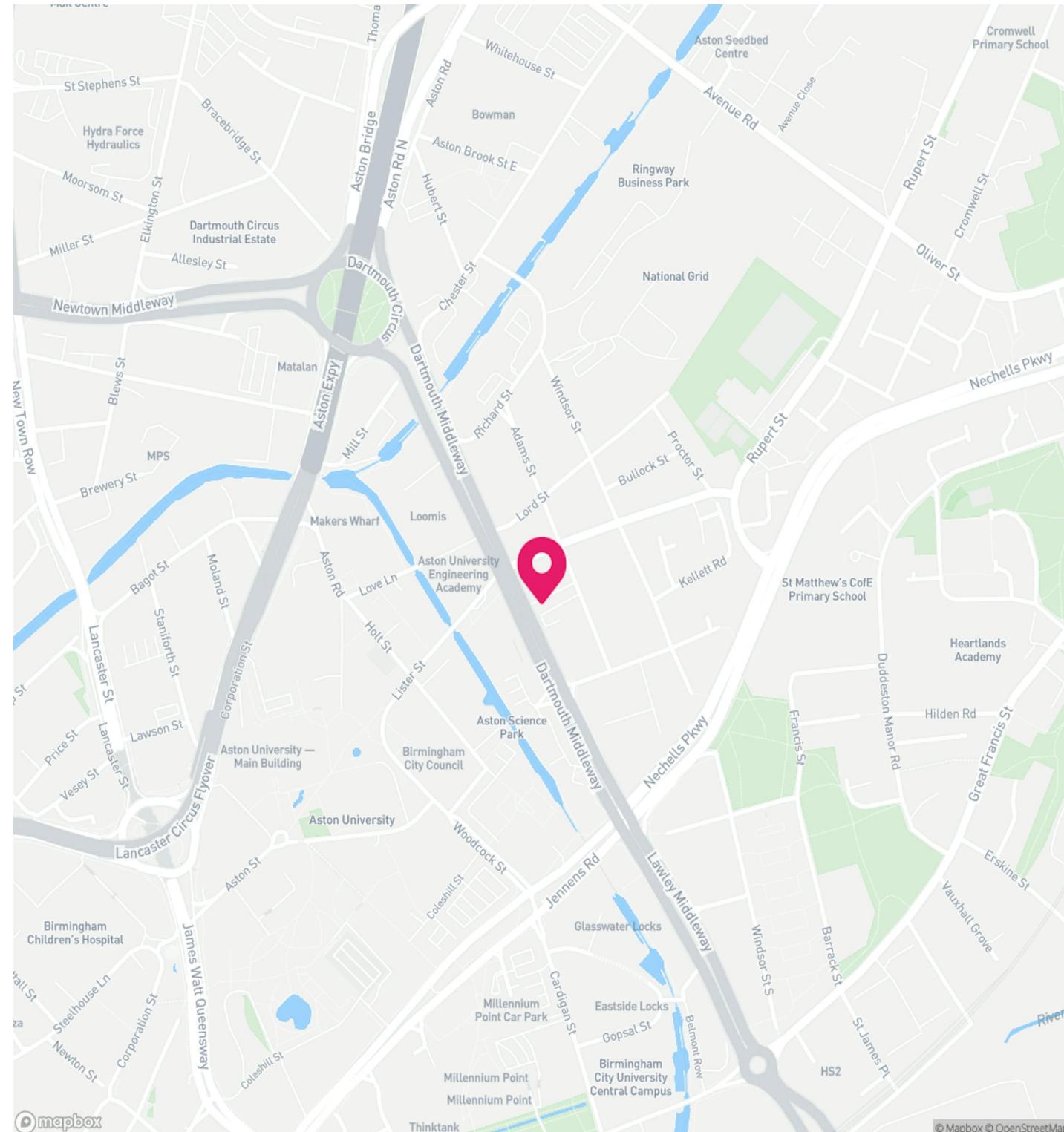
/// SCORE.ROUNDS.ZEST

The site occupies a prominent position on Dartmouth Middleway (A4540), at its intersection with Great Lister Street.

Dartmouth Middleway provides direct access to Dartmouth Circus which in turn provides access to A38 (M) and junction 6 of the M6 Motorway at Spaghetti junction.

The site is located opposite Birmingham Science Park and next door to Big Yellow Self Store and benefits from main arterial frontage with considerable traffic flow.

Vehicular access is via Adams Street which can be accessed or advert via Heneage Street or Great Lister Street.



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.

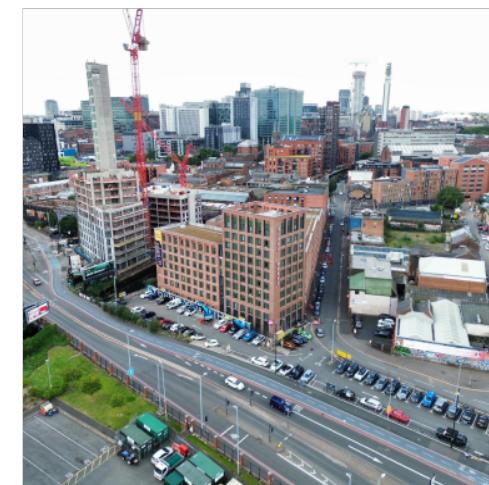
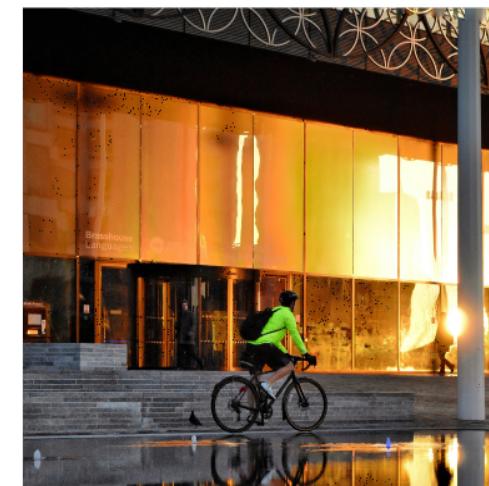
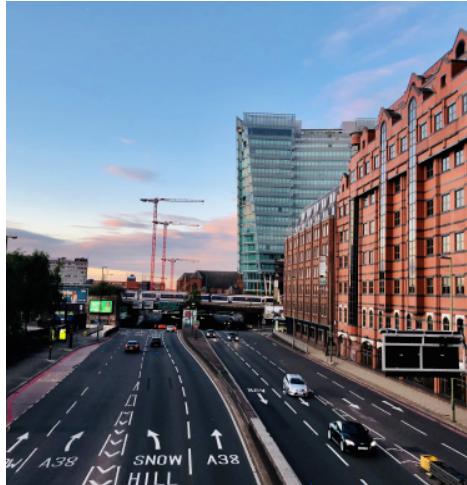
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

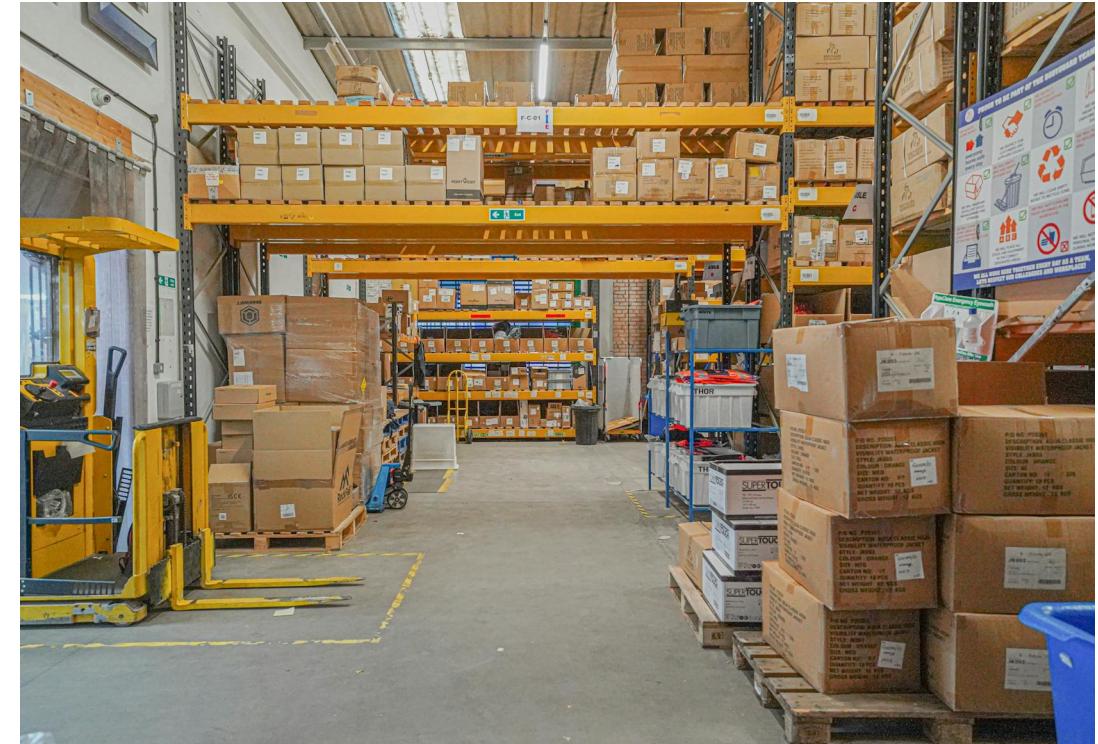
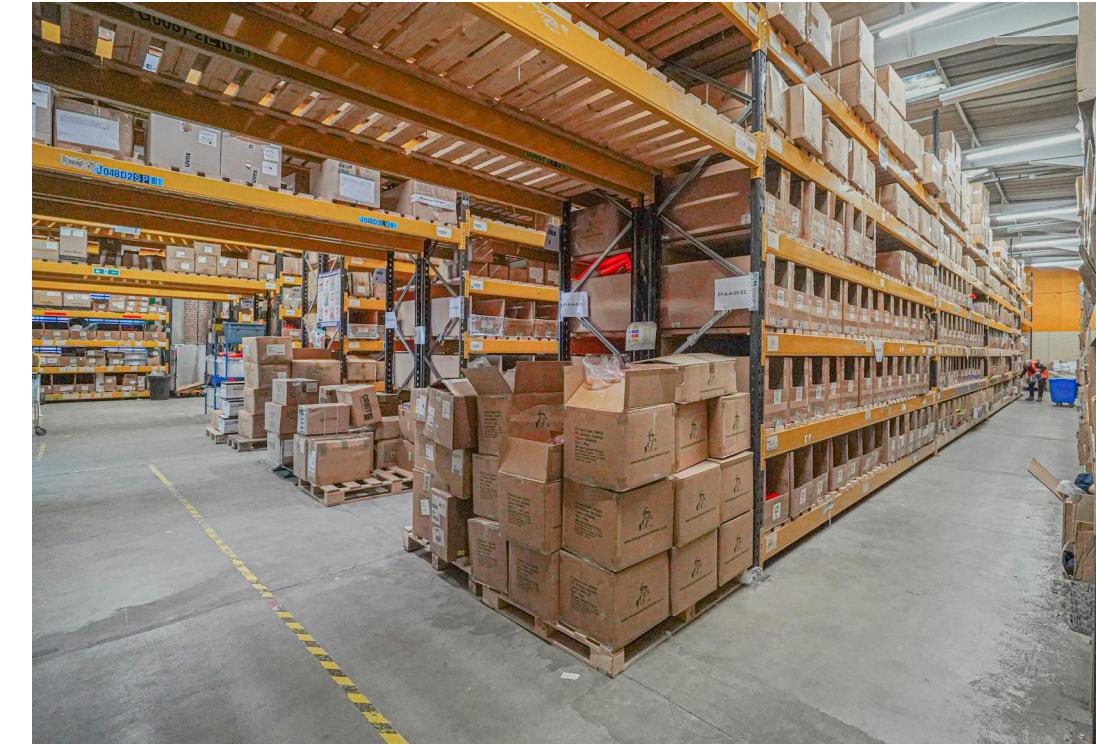
Central location, global reach: A strategic location offers quick train connections:

- 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!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Trade Counter / Despatch	10,034	932.19	Available
Mezzanine - Stores	2,660	247.12	Available
Total	12,694	1,179.31	

SERVICES

Mains electricity and water to be provided. Gas can be brought on via separate negotiation.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£135,000 per annum

POSSESSION

Available June 2025

EPC

C (67)

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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