

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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STONEYARD, GREEN STREET, DIGBETH, B12 0QY

4,000 SQ FT (371.61 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



A Detached Warehouse Premises with Secure Yard, just off High Street Deritend, Digbeth, Birmingham

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- Detached Warehouse of Steel Portal Frame Construction
  - Secure Site with Large Gated Access
  - Concreted Yard and Car Parking
  - Close Proximity to the City Centre & Bullring
  - 6M Min Eaves
  - Good Loading Access
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## DESCRIPTION

The property comprises a modern warehouse unit of steel portal frame construction surmounted by an insulated pitched roof incorporating translucent roof lights.

The property is accessed off Green Street via a large steel sliding gate leading into the main yard and car parking area. Access to the warehouse is via a double fronted pedestrian door and large roller shutter which both lead into the warehouse.

The warehouse is predominately open plan with some cellular space at the front for offices and welfare. The unit benefits from perimeter blockwork to circa 2m, a minimum eaves height of 6m, concrete flooring and three phase electricity (not tested).



## LOCATION

The property is situated on Green Street, just off High Street Deritend.

Green Street is located just 0.7 miles from Birmingham City Centre and approximately 0.5 miles from the Bullring Shopping Centre.

Green Street benefits from excellent transport links with Birmingham Moor Street Station is less than a 10 minute walk and New Street Station within 1 mile, providing direct access to national rail services across the UK.

The location is conveniently positioned approximately 2.5 miles from Junction 6 of the M6 motorway (via the A38(M) Aston Expressway), providing efficient access to the wider West Midlands road network and beyond. The A45 and A4540 Ring Road are also nearby.

Public transport is excellent, with multiple bus routes serving the area and the Midland Metro Eastside Extension running within close proximity of the property.



## AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Warehouse	4,000	371.61	Available
<b>Total</b>	<b>4,000</b>	<b>371.61</b>	

## SERVICES

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

## SERVICE CHARGE

n/a

## RATEABLE VALUE

£21,000. Current rateable value (1 April 2023 to present)

## VAT

Applicable

## 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

£26,500 per annum on a new lease with length and term to be agreed

## POSSESSION

The property is immediately available following the completion of legal formalities.

## 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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