

St Clements House, St Clements Road, Birmingham, B7 5AF



TO LET (MAY SELL)

Industrial Premises

Gross Internal Area: 7,018 ft² (651.97 m²)

Location

The property is situated fronting St Clements Road close to its junction with Nechells Place in the Nechells area of Birmingham.

Birmingham City Centre is approximately two miles distant with the nearby A38(M) Aston Expressway providing direct access to the M6 Motorway at Junction 6 (Spaghetti Junction), which in turn leads to the M5 and M42.

The property is also within close proximity to the main Heartlands Parkway (A47) and the nearby (B4132) which connects to Lawley Middleway (A34 middle ring road).

Description

This premises comprises of a steel portal frame construction with a concrete floor and brick elevations surmounted by a lined, pitched roof with a minimum working height of 5.75m and loading via a steel concertina door to the front evaluation.

Internally the property comprises an entrance lobby, separate ground floor workshop area, kitchen, male and female WC's and a loading bay.

At the first floor there is a mix of open plan and cellular office accommodation extending out to a storage mezzanine.

Accommodation

Total (GIA) 7,018 ft² (651.97 m²) approximately.

	Sq. Ft.	Sq. M.
Warehouse	3,332	309.51
Ground floor workshop	1,490	138.44
First floor	2,196	204.02
Total Approx. GIA	7,018	651.97

Terms

The property is available on a new lease, with length to be agreed, at £26,000 per annum.

Alternatively, consideration will be given to the sale of the freehold interest with offers in the region of £290,000 sought.

VAT

All figures quoted are exclusive of VAT which we understand is not payable.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's costs incurred during the transaction.

Services

It is understood that all mains services are available on or adjacent to the premises.

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

Planning

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Availability

The property is available immediately, subject to the completion of legal formalities.

Energy Performance Certificate

Available on request from the agents.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500.

