

98 Bissell Street, Digbeth, Birmingham, B5 7HP



TO LET

Freehold Warehouse Premises Close to the City Centre

Gross Internal Area: 10,253 ft² (952.52 m²)

Location

The property is located along Bissell Street in the Digbeth area of Birmingham.

Bissell Street can be accessed off Gooch Street and Macdonald Street close to the A4540 Belgrave Interchange.

Communication links are excellent with Birmingham City Centre being only .5 miles east and national motorway access provided via J6 of the M6 motorway some 3 miles distant.

Description

The property comprises a mid-terrace industrial warehouse of steel truss construction surmounted by a pitched roof incorporating translucent roof lights.

The property benefits from two large roller shutters fronting onto Bissell Street leading into an integral loading bay and warehouse behind.

The space has been partitioned at the rear to provide secure storage and a substantial mezzanine provides additional office and storage space, being accessed via a staircase and goods lift.

Accommodation

Warehouse	7,097 ft ² (659.32 m ²)
Mezzanine	3,156 ft ² (293.19 m ²)
Total (GIA)	10,253 ft² (952.52 m²) approximately

Rental

The property is available on a new lease, with length to be agreed, at £40,000 per annum.

VAT

All prices quoted are exclusive of VAT which may be payable.

Business Rates

RV: £19,250
Rates Payable: £9,240

Energy Performance Certificate

Available upon request from the agent.

Services

It is understood that all mains electric, water and drainage are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning Use

We understand the property has consent under use classes B2 (General Industrial) and B8 (Storage & Distribution).

The property may be suitable for other uses subject to obtaining the necessary planning consent.

Legal Costs

Each party are responsible for their own legal costs incurred during the transaction.

Availability

The properties are immediately available, subject to the completion of legal formalities.

Viewing

Strictly via the sole agents Siddall Jones on
0121 638 0500

