

**COSNETT
P R I C E**

0121 777 3838

TO LET

PLANT DEPOT / INDUSTRIAL UNIT on large site

14 LEOPOLD STREET

BIRMINGHAM

B12 0UP



2,893 ft² : 268.7 m²

***Single Storey Workshop**

***Large self contained storage yard**

Total site 0.4 acre

***Prominent corner location**

***Suit Plant Yard, Plant Hire**

RENTAL £38,000 pa

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SITUATION

The property is situated in a prominent location at the junction of Leopold Street and Dymoke Street, which is 100 metres from the middle ring road, A4540 which provides access onto the motorway network and is less than ¼ mile from Birmingham City Centre. The property has gated access from Dymoke Street and separate office entrance from Leopold Street.

DESCRIPTION

The property comprises a single storey workshop building together with the ground floor of a two storey office building, contained upon a large site with extensive yard area.

The unit is of steel portal frame clad with profiled steel panels to walls. The working height is 5m. There is a roller shutter loading door from the yard 4.25m x 4.4m. Within are toilets, a canteen, stores and a mezzanine storage area. Free standing space heater. Inspection pit.

The offices are a brick built extension to the side with a range of private offices and toilets, with reception area, heated by gas central heating to radiators.

The yard is fully enclosed with palisade fencing and has a mixture of concrete, tarmac and rough surface.

ACCOMMODATION

	sq m	sq ft
Workshop	151.1	1626.4
Mezzanine	38.9	418.7
Offices	<u>78.7</u>	<u>847.6</u>
Total	<u>268.7</u>	<u>2,893</u>

SITE AREA 0.4 acre

SERVICES

All mains services are connected or available.

LEASE

10 years subject to a 5 year rent review.

VAT

The property may be elected to VAT

RENTAL

£38,000 pa exclusive

VIEWING

By prior appointment with Alan Price 0121 777 3838

