

TO LET
PLANT DEPOT / INDUSTRIAL UNIT on large site
14 LEOPOLD STREET
BIRMINGHAM
B12 0UP



 $2,893 \text{ ft}^2: 268.7 \text{ m}^2$

*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

DISCLAIMER: Cosnett Price on its behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Cosnett Price has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. May 2019

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>	2,893

SITE AREA 0.4 acre

SERVICES

All mains services are connected or available.

LEASE

10 years subject to a 5 year rent review.

VAT

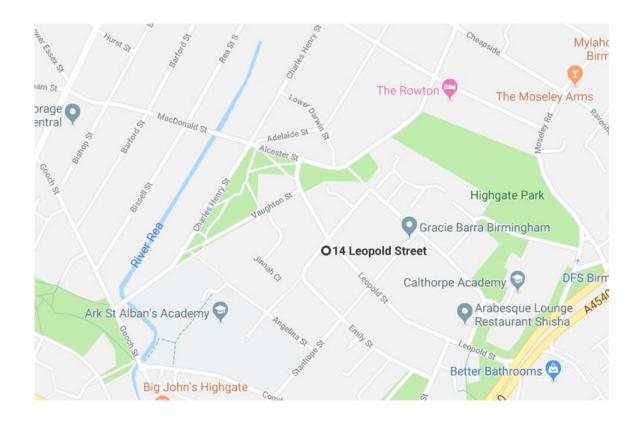
The property may be elected to VAT

RENTAL

£38,000 pa exclusive

VIEWING

By prior appointment with Alan Price 0121 777 3838





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