

Unit 6-7 Camden Drive, Jewellery Quarter, B1 3DP



TO LET

Substantial Warehouse Premises with Offices

Net Internal Area: 10,000 ft² (929.02 m²)

Location

The property is situated fronting Camden Drive at its junction with Camden Street in Birmingham's historic and vibrant Jewellery Quarter only half a mile from Birmingham city centre and being situated off the A457 Sandpits leading directly into the city centre

The premises are within close proximity of the middle ring road A4540 providing a direct link to the A38(M) at Dartmouth Circus linking with the national motorway network at J6 of the M6 (spaghetti junction).

Description

The property comprises a substantial interconnecting ground floor warehouse of concrete frame construction with block infill and two electronically operated roller shutter doors fronting Camden Drive.

The warehouse benefits from concrete flooring, high bay sodium lighting, gas fired heating and three phase electricity.

Integral offices provide a mix of cellular space with shower room, WC and kitchenette facilities.

Externally the premises benefit from a secure yard area to the front providing excellent loading and car parking space.

Accommodation

TOTAL (GIA) 10,000 ft² (929.02 M²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at £50,000 per annum (exclusive).

VAT

We understand that VAT is payable on all outgoings contained within the lease.

Services

We understand all mains services are connected on, or adjacent to the subject premises.

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

Planning

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

Legal Costs

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

Energy Performance

Available on request from the agent.

Availability

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

Viewing

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

