

Barn Street, Digbeth, Birmingham, West Midlands, B5 5QB



FOR SALE

Industrial Warehouse Premises close to City Centre
Gross Internal Area: 49,737 ft² (4,620.68 m²) approx.

Location

The property is situated on Barn Street in the Digbeth area of Birmingham enjoying close proximity to the Bull Ring Shopping Centre and Custard Factory.

The property also backs onto Pickford Street with both streets being accessible from Fazeley Street and linking with Eastside and the proposed HS2 terminus at Curzon Street.

The nearby Great Barr Street provides access to A4540 Lawley Middleway, approximately 0.5 miles south of the A38 Aston Expressway.

Birmingham City Centre lies approximately 1/4 mile east with both New Street and Moor Street stations within walking distance.

Description

The property comprises a number of interconnecting industrial units of steel truss construction with full height brick construction surmounted by pitched insulated roofs with translucent roof lights.

Two large dock level loading doors off Barn Street provide accessible loading as well as pedestrian doors on the same frontage.

The warehouse accommodation benefits from concrete flooring, strip and high bay lighting, three phase power supply, gas fired ambi-rad and blower heating, WC and kitchen facilities.

Partitioned offices are situated to the rear of the property and are accessed via a hallway.

Accommodation

Warehouse	33,325 ft ² (3,095.96 m ²)
Basement	10,912 ft ² (1,013.74 m ²)
Mezzanine	5,500 ft ² (510.96 m ²)

Total (GIA) 49,737 ft² (4,620.68 m²) approximately

Price / Tenure

Offers in the region of £1,300,000 are sought for the long leasehold interest in the property.

The property is held long leasehold for a term of 72 years from 1973 and expiring September 2045.

The currently ground rent payable for the combined site is £6,414.44 per annum.

VAT

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

Services

The property has the benefit of an independent three phase electricity and gas supply.

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

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We understand that the unit has planning permission under use classes B2 (General Industrial) and B8 (Storage and Distribution).

The property may be suitable for other uses subject to obtaining the necessary planning consent and all interested parties are advised to contact Birmingham City Planning Department.

Availability

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

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

