

Mill Wharf, Mill Street, Birmingham, B6 4BS



TO LET

Two-Storey Office Building with Large Car Park

Gross Internal Area: 20,758 ft² (1,928.5 m²)

Location

The property occupies a prominent position on Mill Street, immediately adjacent to the A38M Aston Expressway which is the main arterial route into Birmingham City Centre from the M6 and Spaghetti Junction.

Positioned adjacent to the canal, the property is very close to Birmingham's Innovation Campus one of the city's leading office locations outside of the central business district. Aston University, home to approximately 10,950 students, (undergraduate) is within 500m and nearby student housing development schemes include Bagot Street Campus Living Villages, The Heights, and IQ Studios 51.

The property is located within a 10-minute walk of Birmingham City Centre providing an extensive variety of retail and leisure offerings together with excellent transport links include Birmingham New Street, Moor Street and Snow Hill train stations.

Description

Constructed during the 1980s, the property comprises a two-storey office building of steel frame construction with concrete floors, brick and clad elevations under a flat felt covered roof with a mixture of steel framed double glazed and wooden casement single glazed windows. The tenant added a small single storey extension in 2014.

The building was refurbished in 2009 with a new lift, new ceilings, and lighting together with air conditioning added to the majority of the rooms. The tenant has fitted out the accommodation as a training facility with a variety of workshops, offices, classrooms, toilets, kitchen, and refectory.

To the rear and side of the building is a block paved car park with 30 marked spaces. To the north east of the building is an additional secure and surfaced car park. This is accessed via a sliding gate off Mill Street.

Rental Terms

The property is available to let on a new lease with length to be agreed.

Please contact the agent for rental information.



Accommodation

Ground Floor	10,310 ft2	957.8 m2
First Floor	10,448 ft2	970.7 m2
Total (NIA)	20,758 ft2	1,928.5 m2

The site extends to approximately 0.9 acres (0.36 hectares)

Planning Use

The property is currently permitted for office use under Use Class D1 (Non-Residential Institution) however may hold potential for alternative uses, subject to planning.

Interested parties should make their own enquiries with the local planning authority.

Services

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

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

Energy Performance Certificate

Available upon request from the agent.

Legal Costs

Each party are to be responsible for their own legal and professional costs incurred in this transaction.

Availability

The property is available from August 2021 following the completion of legal formalities.

Viewings

Strictly via prior appointment via the joint agents:
Siddall Jones on 0121 638 0500 or White Rose on 0121 633 4433