

55 Lombard Street, Digbeth, Birmingham, B12 0QR



TO LET

Workshop premises within close proximity of City centre

Net Internal Area: 2,010 ft² (186.73 m²)

Location

The unit is situated on Lombard Street, Digbeth, approximately 1.5 miles east of Birmingham City Centre. National Motorway access is provided via junction 6 of the M6 Motorway approximately 3 miles distant.

Description

The property comprises of a brick built mid-terraced warehouse with a timber framed roof with composite clad roof and concrete floor.

The warehouse offers generous working height and benefits from office space, a fully refitted kitchen and WC facilities.

Further benefits include fluorescent strip lighting, single phase electricity and roller shutter entry.

Externally the property benefits from a loading area/yard to the fore.

Accommodation

Total GIA 2,010 SQF (186.74 SQM) approx

Terms

The property is available on a new lease, with length to be agreed, at £10,500 per annum.

VAT

We understand that VAT is not applicable.

Services

We understand that all main services are available on or adjacent to the property. However, we do advise that all interested parties make their own enquiries with the appropriate service agencies.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agents

Planning

We understand that the property has planning under use classes B1 (Light Industrial) B2 (General Industrial) and B8 (Storage or Distribution). However, we do advise that all interested parties make their own enquiries.

Availability

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

Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500.

