

## Windsor House, Windsor Street, Birmingham, B7 4NJ



**TO LET**

Warehouse / Workshop / Storage Units

Gross Internal Area: 930 - 1,610 ft<sup>2</sup> approx.

**Location**

The property is situated on the corner of Windsor Street and Lord Street in the Aston area of Birmingham.

Windsor Street is located just off the A4540 Dartmouth Middleway which provides for convenient access to Dartmouth Circus and the A38(M) linking with J6 of the M6 at Spaghetti Junction.

The location also provides convenient access into Birmingham City Centre only 1.5 mile distant.

**Description**

The property comprises an industrial warehouse/workshop premises that has been split to provide a variety of smaller workshop units with pedestrian access from the frontage and rear loading access via a communal loading bay.

The warehouse accommodation benefits from full height brick elevations, concrete flooring and LED lighting.

**Accommodation / Rental Per Annum (PCM)**

Unit 1	930 ft2	LET
Unit 2	1,610 ft2	£12,500 pa (£1,041.61 PCM)
Unit 3	1,450 ft2	LET
Unit 4	1,175 ft2	LET

**Terms**

The property is available to let on a minimum 12-month rolling licence with a 3-month break clause.

**VAT**

All prices quoted are exclusive of VAT which we understand is not payable.

**Service Charge**

None Payable.

**Business Rates**

The property will be individually assessed for rating purposes, however, we anticipate that all units will qualify for exemption under Small Business Rates Relief.

**Services**

Mains electricity and water are provided to the property.

However, we advise all prospective tenants to make their own enquiries with the appropriate service agencies.

**Legal Fees**

A free easy to understand licence will be prepared by the landlord.

**Energy Performance Certificate**

Available upon request from the agent.

**Use Class**

We understand that the property has consent under use class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

**Availability**

Available immediately, subject to the completion of legal formalities.

**Viewing**

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

