

8-10 Emily Street, Highgate, Birmingham, B12 0XN



TO LET

Industrial Warehouse Premises

Gross Internal Area: 3,796 ft² (352.65 m²)

Location

The property is situated along Emily Street in a mixed commercial / residential location within close proximity to Birmingham City Centre and Digbeth.

Emily Street is accessed from Stanhope Street or Leopold Street providing a direct route to the inner ring road Highgate Middleway (A4540) at Camp Hill Circus.

Description

The property comprises a steel portal frame warehouse surmounted by a pitched insulated roof.

The property benefits from roller shutter access, concrete flooring and three phase power.

Accommodation

Total (GIA) 3,796 ft² (352.65 m²) approximately.

Terms

The property is available on a new lease, with length to be agreed, at £18,000 per annum.

VAT

We understand that the property is not elected for VAT.

Legal Costs

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

Energy Performance Certificate

Available on request from the agent.

Planning

We are verbally advised that the property has planning under use classes B2 (General Industrial) and B8 (Storage and Distribution).

The premises may be suitable for an alternative use however we advise that any interested party seeks advice from Birmingham City Council.

Rateable Value

We understand that the rateable value is £11,484 which we understand will qualify for Small Business Rates Relief.

We encourage all interested parties to confirm their eligibility with Birmingham City Council Rates department.

Services

We understand that the property has both electricity and water on site.

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

Availability

Available immediately, subject to the completion of legal formalities.

Viewings

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

