



TO LET

INDUSTRIAL PREMISES WITH LARGE YARD

**CECIL STREET
BIRMINGHAM
B19 3ST**



15,090.4 sq. ft. (1,411.2 sq. m.)
Approx. Gross Internal Area

- * Located within 1 mile of Birmingham City Centre
- * Large yard/car park of approx. 0.13 acres
- * £68,500 per annum, exclusive





Location:

The property is located on Cecil Street which is a short distance from the Birmingham Middle Ring Road (A4540). The Middle Ring Road provides direct access to all main arterial routes running in and out of Birmingham City Centre, to include the A38M Aston Expressway which in turn provides access to Junction 6 of the M6 Motorway, approximately 2 miles North East. Birmingham City Centre lies approximately 1 mile to the South of the subject premises.

Description:

The property comprises an end terrace industrial/warehouse unit with two storey offices. The property benefits from an open plan warehouse area with loading via two roller shutter doors to the front elevation and a mezzanine above. The property has two storey offices incorporating cellular office space, reception area, male and female WC's and kitchen facilities.

Accommodation:

The property comprises the following approximate gross internal areas:

	sq. m.	sq. ft.
Offices	190.84	2,054.15
Warehouse	671.00	7,222.61
Mezzanine	549.36	5,913.28
TOTAL GIA	1,411.20	15,190.04

Tenure:

The property is available on a new Full Repairing and Insuring lease for a term of years to be agreed.

Rental:

£68,500 per annum, exclusive.

Rates:

Rateable Value (2017): £35,000.

Planning:

The property is located in an area zoned for commercial uses however we would advise that all interested parties make enquiries with Birmingham City Council planning department to ensure consent is in place for the relevant use.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Energy Performance Certificate:

EPC rating to be confirmed.

Legal Costs:

Each party to bear their own legal costs.

VAT:

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





Viewing:

Strictly via sole agents:

**Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP**

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**Ref: G6155
Date: January 2019**

Subject To Contract

