

77-78 Newtown Row, Birmingham, B6 4HG



FOR SALE/TO LET

Modern, City Centre Warehouse/Workshop Premises

Total (GIA) 10,041 ft² (932.83 m²) approximately

Location

The property is situated fronting Newtown Row (B4114) at its junction with Manchester Street approximately 1 mile from Birmingham City Centre.

The location allows for convenient access to the inner ring road as well as providing a direct route to Dartmouth Circus and the A38(M) connecting with the national motorway network at J6 M6 (Spaghetti Junction).

The immediate area is well served by public transport with Snow Hill metro and train station a short walk and regular bus services along Newtown Row.

Description

The property comprises a modern warehouse/workshop premises of steel truss construction with full height brickwork elevations.

The main warehouse area is entered from Manchester Street via both pedestrian and roller shutter access doors into a newly refurbished warehouse with pitched insulated roof with translucent roof lights, The property benefits from concrete flooring, gas air blower, high bay sodium lighting, WC and kitchenette.

A first-floor area provides additional warehouse/storage space along with office accommodation.

The ground floor has been split to create a ground floor reception and office area with open plan offices and a separate unit which has been let to a convenience store.

Accommodation

Warehouse 9,591 ft² (891.02 m²) approximately

Convenience Store - 450 ft² (41.80 m²) approximately

Asking Price / Rental

Offers in excess of £495,000 are sought, subject to contract.

Alternatively, the property is available to let on a new lease with length to be agreed at £42,500 per annum exclusive.

Tenure

The property is held long leasehold on a lease from Birmingham City Council expiring in 2078.

VAT

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

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We understand the property has planning permission under use class B2 (General Industrial).

The property may be suitable for alternative uses subject to obtaining the necessary planning consent and all interested parties are advised to speak with Birmingham City Councils Planning Department on 0121 303 1115.

Services

It is understood that all mains services are available on or adjacent to the premises.

Legal Fees

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

Availability

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

Viewings

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

