

212-213 New John Street West, Birmingham, B19 3UD



TO LET

Trade Counter Premises outside of Clean Air Zone

Gross Internal Area: 8,244 ft² (765.89 m²)

Location

The property benefits from a prominent position on New John Street West close to its junction with Hockley Circus in the Hockley area of Birmingham.

The position provides easy access to the city centre via the middle ring road A4540 and provides easy access to the national motorway network at either the M6 via A38 (Dartmouth Circus) approx. 1.5 miles or via Soho Road (A41) M5 Junction 1 approx. 4.5 miles

Description

The building comprises of a trade counter warehouse premises located prominently along New John Street West.

The property is of steel portal frame construction surmounted by a pitched roof incorporating translucent roof lights with full height brick elevation and inset glazing.

The ground floor accommodation consists of a trade / reception area, office space and customer waiting area, with additional office / storage space located at first floor level.

Two level loading doors open into the main body of the warehouse which benefits from generous eaves height, concrete flooring and three phase power.

An additional annex is accessed via two further roller shutter entry doors to the northerly elevation.

Externally a forecourt provides parking for approximately 20 vehicles.

Accommodation

Ground Floor	6,045 ft2	561.60 M2
First Floor	2,199 ft2	204.30 M2
Total	8,244 ft2	765.90 M2

Terms

The property is available on a new FRI sub-lease, with length to be agreed, at a quoting rental of £60,000.

The property is available immediately upon completion of legal formalities.

VAT

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

Legal Costs

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

Energy Performance

Available upon request from the agent.

Rateable Value

April 2023 RV: £60,500

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

Viewing

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

