

Good and Fine Industrial Complex, 17 to 21 George Street,  
Balsall Heath, Birmingham, B12 9RG



**TO LET**

Offices & Storage/Workshop Units

Total (GIA) 223-633 ft<sup>2</sup> approx.

**Location**

The property is situated on the Good and Fine Industrial Complex, which is accessed off George Street in the Balsall Heath area of Birmingham.

The location provides convenient access to Birmingham City Centre located approximately 3 miles to the north.

**Description**

The property comprises ground floor workshop unit with front pedestrian access/loading access and rear loading access off Bath Walk off Edward Road.

The property benefits concrete flooring, strip lighting, and glazing to front and rear elevations providing lots of natural light.

Externally communal car parking is provided on the estate, along with plentiful on street car parking nearby.

**Accommodation**

Unit no	Floor	Type	Size (ft2)	Rental (Per Month)
3	First	Office	633	£750
18	First	Office	223	£350
107	Ground	Workshop / Storage	633	£750

**VAT**

We understand VAT is not payable.

**Rental / Terms**

The property is available to let on a new 3-year lease. The tenant has the added benefit of being able to provide just one months' notice to quit the tenancy.

One month deposit is payable.

The tenant together with more than 40 other tenants on this site receive services including morning winter heating from the central gas fired boiler.

**Rateable Value**

The property qualifies for Small Business Rates Relief, subject to tenant's eligibility.

**Planning Use**

We understand the property has planning consent under Use Class E. However, all interest parties are advised to make their own enquiries with the local planning department.

**Energy Performance Certificate**

Available upon request from the agent.

**Legal Costs**

Each party are 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.

**Viewing**

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

