

Former Biddle & Webb Premises, Icknield Square, Birmingham, B16 0PP



TO LET

Ground Floor Warehouse, Offices and Secure Yard

Gross Internal Area: 12,095 ft² (000.00 m²)

Location

The property fronts Icknield Square to the south-west and Ladywood Middleway to the east, falling just outside of the Birmingham Clean Air Zone.

Ladywood Middleway forms the middle ring road which provides arterial access to Five Ways and the A38 (M) which in turn provides access to the national motorway network at J6 of the M6 (Spaghetti).

Description

The property comprises of various interconnecting ground floor warehouse units which front Icknield Square, in the Hockley area of Birmingham.

Three single concertina loading doors provide access to the various ground floor warehouse storage areas.

A secure yard, which provides secure parking for multiple vehicles is located to the northern boundary of the site.

Additional ground and first floor office accommodation which provides open plan and cellular meeting rooms, WC, and kitchen facilities, is available via separate negotiation.

Accommodation

GIA 12,095 ft² (1,123.66 M²) approximately.

Terms

The property is available on a new fully repairing and insuring lease, at a quoting rental of £52,500 (exclusive) per annum.

VAT

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

Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

Service Charge

The tenant is responsible for an apportionment of the buildings insurance policy.

Energy Performance

Available upon request from the agent.

Services

We understand that property benefits from all mains services either on, or adjacent to, the subject premises.

The agents has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

Rateable Value

The building is currently rated in its entirety however we anticipate an approximate RV of £30,000.

Money Laundering

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

Availability

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

Viewing

Strictly via the joint agents Siddall Jones on **0121 638 0500**.

