

62 Camden Street, Jewellery Quarter, B1 3DP



**TO LET**

Warehouse Premises Located within Jewellery Quarter

Gross Internal Area: 7,056 ft<sup>2</sup> (655.52 m<sup>2</sup>)

### Location

The property is situated fronting Camden Street in Birmingham's historic and vibrant Jewellery Quarter only half a mile from Birmingham city centre and being situated off the A457 Sandpits leading directly into the city centre

The premises are within close proximity of the middle ring road A4540 providing a direct link to the A38(M) at Dartmouth Circus linking with the national motorway network at J6 of the M6 (spaghetti junction).

### Description

The property comprises a substantial warehouse premises of steel portal frame construction with brick infill surmounted by a pitched roof incorporating translucent roof lights.

The warehouse benefits from concrete flooring, level loading roller shutter access, gas fired heating and three phase electricity.

The office element provides predominantly open plan space with gas-fired heating, ceiling track with inset lighting, emulsion coated walls, carpet covered flooring, WC and kitchenette facilities.

Externally, the building benefits from secure car parking for approximately 5 cars. Additional parking can be secured on street or via local permits.

### Accommodation

**GIA 7,056 ft<sup>2</sup> (655.52 M<sup>2</sup>) approximately.**

### Terms

Available on a new FRI lease, with length to be agreed, at a quoting rental of £42,000 per annum.

### Availability

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

### Legal Costs

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

### Energy Performance

Available on request from the agent.

### VAT

We understand that VAT is payable on all outgoings contained within the lease.

### Services

We understand that all mains services are connected to the building.

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

### Rateable Value

**2023 RV - £31,250**

### Money Laundering

Two forms of ID will be required from the ingoing tenant in line with Anti-Money Laundering protocols.

### Viewings

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

