



## Jubilee Works, 70 Glover Street

Digbeth, Birmingham, B9 4EN

**High Bay Warehouse with  
Yard and Outbuildings on a  
Site Area of 0.5 Acres  
approx.**

**10,318 sq ft**  
(958.57 sq m)

- Prominent site fronting the inner ring road
- High bay warehouse
- Gated access off Adderley Street
- Concreted yard
- Three outbuildings providing additional covered storage
- Site area of 0.5 acres
- Flexible terms available
- Low Rental of £60,000 pa



# Jubilee Works, 70 Glover Street, Digbeth, Birmingham, B9 4EN

## Description

The property comprises a substantial site fronting the inner ring road and with gated access off Adderley Street and roller shutter access from Glover Street.

The main warehouse fronts Glover Street and is of steel portal frame construction surmounted by a pitched roof incorporating translucent roof lights and high bay lighting.

A single storey side extension provides office and welfare facilities along with additional storage.

Two roller shutter doors front Glover Street and a single roller shutter at the rear provides access to the yard.

The yard area is accessed via double gates from Adderley Street and comprises three separate outbuildings providing covered additional storage.

## Location

The subject property occupies a prominent position fronting Watery Lane Middleway (A4540) with access off Adderley Street in the Bordesley area of Birmingham.

The property is conveniently situated for access to the City Centre circa 1 mile north and motorway connectivity via the Expressway (A38M) circa 1 mile distant.

## Rental / Terms

The property is available to let on a new lease with length to be agreed at £60,000 per annum exclusive.

## VAT

We understand the property is not elected for VAT.

## Business Rates

RV: £32,750

Rates Payable: £16,375 pa approx.

## Planning Use

We understand that the property has consent under use class B2 and B8.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

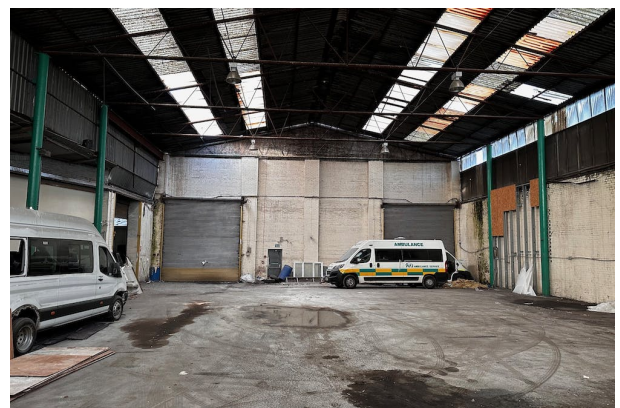
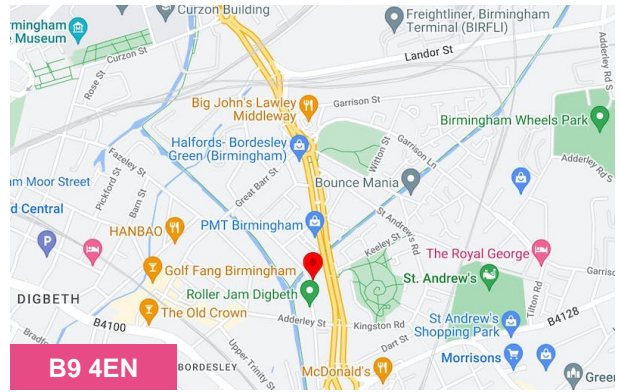
## Energy Performance Certificate (EPC)

EPC: D

## Services

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

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



## Summary

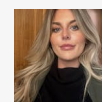
<b>Available Size</b>	10,318 sq ft
<b>Rent</b>	£60,000 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



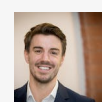
### Edward Siddall-Jones

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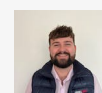
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#### Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property.

#### Legal Costs

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

#### Availability

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

#### Viewings

Strictly via the sole agents Siddall Jones.