



**Ground Floor 68 Soho Hill, Handsworth**  
Birmingham, B19 1AA

**Prominent Ground Floor  
Retail Warehouse in  
Handsworth With Double  
Loading Doors, Gas fired  
Heating and more.**

**7,810 sq ft**  
(725.57 sq m)

- Open plan space
- Gas-fired heating
- Reception area
- Double loading doors

# Ground Floor 68 Soho Hill, Handsworth, Birmingham, B19 1AA

## Description

The property comprises of a ground floor open plan retail warehouse, which comprises of a predominantly open plan space with floor to ceiling heights of approximately 10 ft.

The space benefits from reception area, inset glazing to the fore, suspended ceiling incorporating lighting, gas-fired heating, carpet covered flooring and emulsion coated walls.

There are additional annexes to the side of the premises, which provide secure storage and WC facilities.

Loading is via roller shutter access to the side of the premises which in turn provides access to double loading doors.

Car parking is available on street.

## Location

The property occupies a prominent position fronting Soho Hill (A41) close to its interchange with Hockley Circus.

The location provides a main arterial route into Birmingham city centre and is easily accessible to junction 1 of the M5 motorway which is located some 3.5 miles distant via the Soho Road (A41).

Junction 6 of the M6 (spaghetti junction) is located 3 miles distant via A4550 and A38 (M).

## Terms

The property is available on a new lease, with length to be agreed, at a passing rental of £60,000 (exclusive) per annum.

### Accommodation

GIA 7,810 ft<sup>2</sup> (725.57 M<sup>2</sup>) approximately.

### VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

### Legal Costs

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

### Service Charge

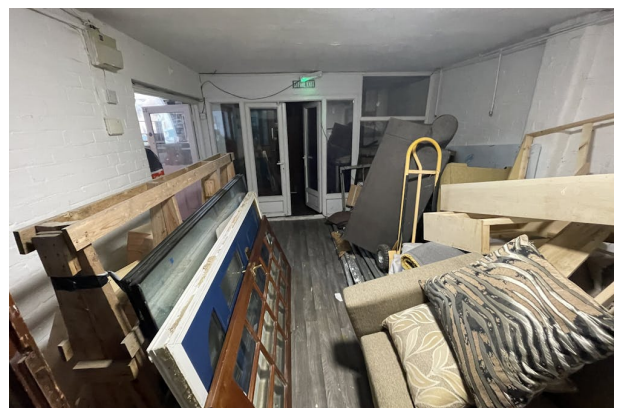
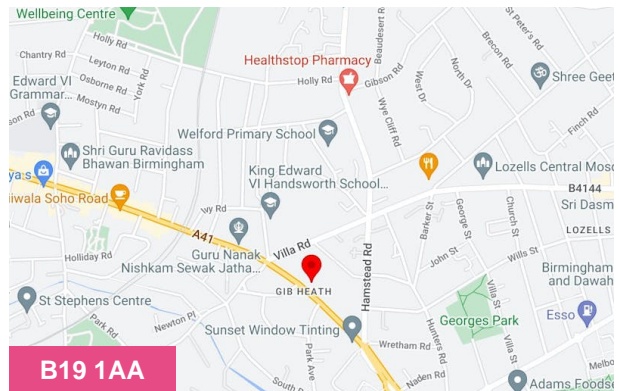
Not applicable. The tenant will however be responsible for an apportionment of the building insurance policy.

### Energy Performance

Available on request from the agent.

### Rateable Value

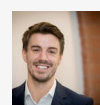
April 2023 RV £40,000



## Summary

<b>Available Size</b>	7,810 sq ft
<b>Rent</b>	£60,000 per annum
<b>Rateable Value</b>	£40,000 April 2023 RV £40,000
<b>Service Charge</b>	N/A
<b>Car Parking</b>	Car parking is available on street.
<b>VAT</b>	Not applicable. All prices quoted are exclusive of VAT, which we understand is not payable.
<b>Legal Fees</b>	Each party to bear their own costs. Both parties to bear their own legal and surveyor's fees incurred during the transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Viewing & Further Information



### Ryan Lynch

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#### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID in line with Anti-Money Laundering protocols.

#### Services

We understand that the property benefits from all main services connected 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 as to their suitability.

#### Viewing

Strictly via the sole agent Siddall Jones