



TO LET

Fully Refurbished Warehouse Unit




Montgomery Street, Birmingham, B11 1DT

£110,000 PA / £9,166.66 PCM (Exclusive)

GIA - 21,582 Sq Ft / 2,005 Sq M

ALL ENQUIRIES

 **0121 751 7105**

 **info@aisharealty.co.uk**

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@Aisha.Realty





DESCRIPTION

A substantial mid-terrace unit providing high quality warehouse / industrial space and office facilities, with a pitched roof incorporating translucent roof lights.

The unit fronts Montgomery Street, Sparkbrook, and can be accessed via single door and electric roller shutter.

The impressive, modern premises has recently undergone full refurbishment and benefits from large open plan warehouse with concrete flooring comprising approx. 21,582 Sq Ft benefitting from a fantastic eaves height ranging from 6.5m - 9.88m and two storey offices with various open plan and cellular meeting space, WC facilities and Kitchenette.

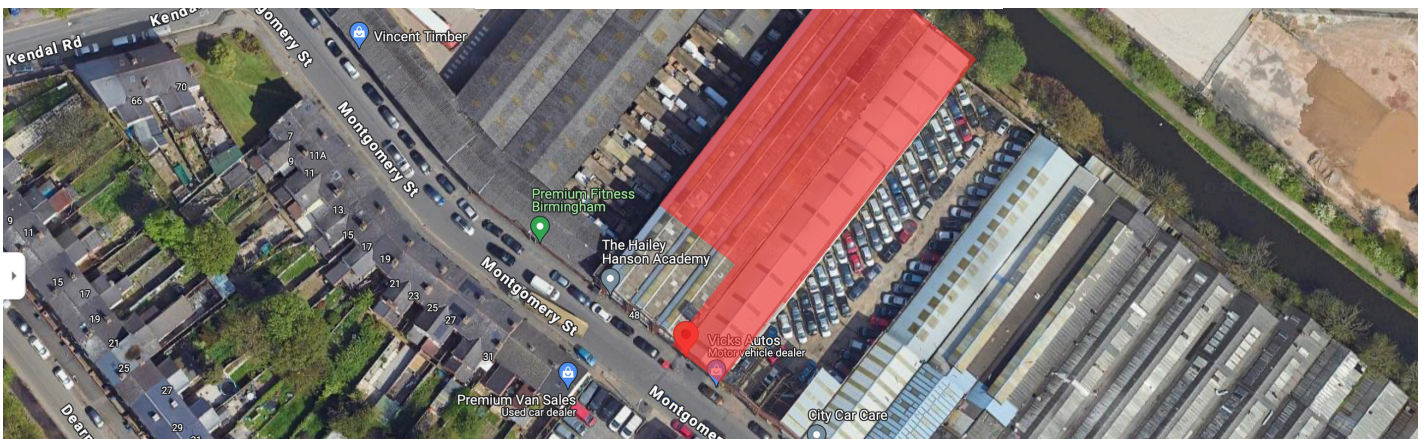
Further benefitting from three phase power and gas supply.




LOCATION

The property is located on Montgomery Street in Sparkbrook, a mixed industrial and residential suburb approximately two miles south east of Birmingham City Centre.

The A38 is located approximately 3 miles to the north-west, providing excellent access to the M6 motorway



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RENTAL/ TERMS

The property is available on a new fully repairing and insuring lease, at a quoting rental of £110,000 Per Annum / ££9,166.66 Per Calendar Month (exclusive).

VAT

We understand this property is elected for VAT

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal and surveyor costs

VIEWINGS

Strictly by booked appointment only through the agent Aisha Realty on **0121 751 7105**

IMPORTANT NOTICE

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee it's accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.



USE CLASS

Awaiting confirmation on use class.
The property may be suitable for alternative uses, subject to obtaining the necessary planning consent.


BUSINESS RATES

We advise all enquiries relating to business rates are made to Birmingham City Council.

ANTI MONEY LAUNDERING

Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

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