

# To let

## Space for business

WAREHOUSE WITH OFFICES, SECURE YARD, PARKING  
AND AN ELECTRIC ROLLER SHUTTER DOORS

9,850 sq ft (915 sq m)



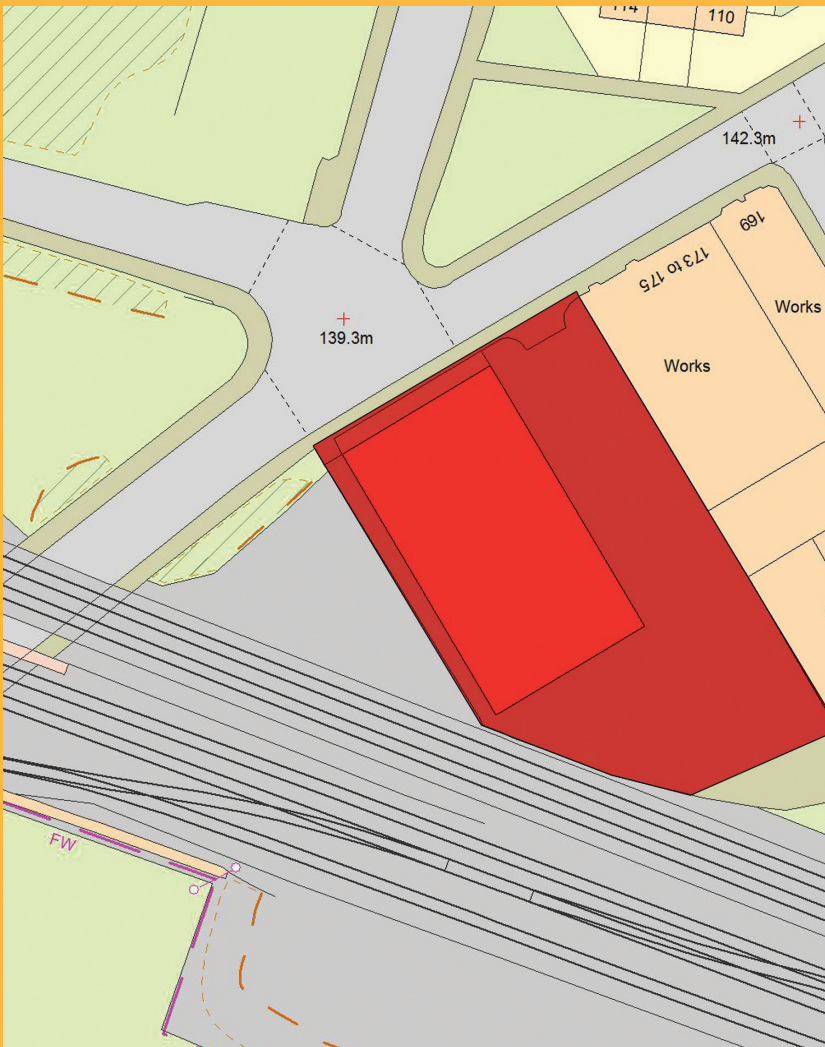
## 177 Booth Street

Handsworth, Birmingham  
B21 0NU



**0121 228 0000**  
**pallmallestates.co.uk**

High value, low cost, flexible business space to let throughout the UK



## Description

177 Booth Street is fronted by a two storey office with a warehouse to the rear and parking and yard to the side. The warehouse to the rear is of steel portal frame, part brick and part insulated metal profile clad. The maximum eaves height is 20 ft (6.1m) and a mezzanine area has been added in the warehouse for storage. Heating is from a gas fired blower. Access is via an electric roller shutter door of 14ft (4.1m) high and 15ft (4.5m) wide that leads into an open secure yard that can be used for storage and parking. To the front on the Booth Street elevation is a two storey office building of brick construction that has a gas powered boiler that provided heating via radiators.

## Location and Access

Aproximate distances:

Handsworth Booth

Street Metro Station 0.1 miles (0.2km)

A41 0.3 miles (0.5km)

Junction 1 of the M1 1.5 miles (2.4km)

Birmingham city centre 2.5 miles (4.0km)

## Unit Size

	Sq ft.	Sq m
Warehouse	6,450	600
<b>Offices</b>		
Ground floor	1,240	115
First floor	2,160	200
<b>Total</b>	<b>9,850</b>	<b>915</b>

## Features and Benefits

- Warehouse with mezzanine
- Max eaves height 20ft (6.1m)
- Electric roller shutter height 14ft (4.1m)
- Secure yard and parking
- Auxiliary offices
- Electric roller shutter doors

## Lease Terms

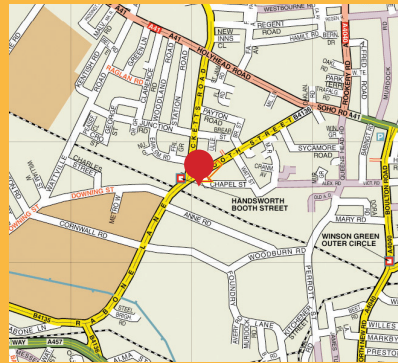
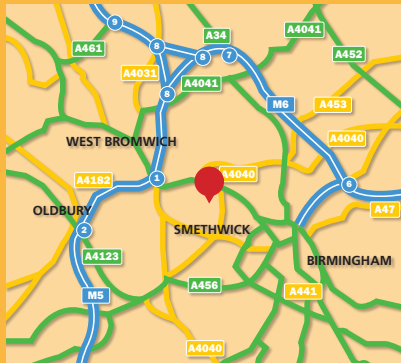
The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

## Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. January 2011.



## The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



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