

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SUBSTANTIAL WAREHOUSE PREMISES

**77 UPPER TRINITY STREET, DIGBETH,
BIRMINGHAM, B9 4EG**



9,857 SQ FT (915.8 SQ M)

- ROAD FRONTAGE
- SELF-CONTAINED
- MEZZANINE FLOOR
- FLEXIBLE TERMS

■
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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is situated on Upper Trinity Street in Digbeth. It is located just off Adderley Street and is close to the main B4100 High Street which is one of the main routes in and out of Birmingham City Centre. The A38(M) Aston Expressway is located approximately 1.5 miles to the north via the middle ring road and allows direct access to J6 of the M6 Motorway.

Description

The property is of steel portal frame construction with brick elevations to eaves surmounted by a double pitched roof with translucent panels. Internally the unit benefits from a concrete floor, three phase electric, sodium lights, metal concertina doors providing a 4.376m height, associated offices, a mezzanine floor, WC facilities and a kitchen area.

Accommodation

AREA	SQ FT	SQ M
Warehouse	9,857	915.8
TOTAL	9,857	915.8

Planning

We have been informed by the landlord that planning permission has been granted for B2 use.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure

The property is available at a rent of £35,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2017 rating listing as having a rateable value of £25,000. Rates payable will be in the region of £11,975 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Legal Costs

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

VAT

We understand that the property is not elected for VAT.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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