

Mary Ann Street, Jewellery Quarter, Birmingham, B3 1RJ



SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

TO LET

High Bay Warehouse Premises Located Within the JQ

Gross Internal Area: 8,789 ft² (816.52 m²)

Location

The building occupies a prominent position on the corner of Mary Ann Street and Livery Street, just off St Paul's Square in the heart of Birmingham's historic and vibrant Jewellery Quarter.

The property is only a short walk from Birmingham City Centre and is located near the city's Inner Ring Road (A4540) and benefits from easy access to the A38(M) and the UK's wider motorway network.

The immediate area is well served by public transport with regular bus services nearby and Snow Hill mainline railway station approximately 600m via Livery Street.

Description

The property comprises of a high bay warehouse premises of with full height brickwork elevations and pitched steel truss roof incorporating translucent roof lights.

The building is accessed via a large loading door to the fore and provides single span warehousing, first floor offices, canteen, and WC facilities.

Accommodation

Warehouse	7,400 ft2	687.48 M2
First Floor Ancillary Space	1,389 ft2	129.04 M2
Total	8,789 ft2	816.52 M2

Terms

The property is available on a new FRI lease, with length to be agreed, at a quoting rental of £55,000 per annum.

VAT

All prices quoted are exclusive of VAT, which may be payable.

Rateable Value

The building is currently rated as part of a larger site.

We anticipate the rateable value to be in the region of £25,000.

Rates Payable: £12,000 approximately.

Planning Permission

The building was previously occupied for B2 (General Industrial) usage.

The property may be suitable for alternative uses, subject to the proper planning permission being sought.

We recommend that all interested parties carry out their own investigations.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We understand that the building benefits from all main services located 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.

Legal Costs

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

Viewing and Further Information

Strictly via the sole agents Siddall Jones on 0121 638 0500.

