

The Engine Room, Great Hampton Works, Great Hampton Row, Birmingham



TO LET

Substantial Leisure Premises

Gross Internal Area: 10,091 ft² (937.48 m²)

Location

The property is situated on Great Hampton Row a short distance from Constitution Hill (A41) and being less than half a mile from Birmingham City Centre and the historic Jewellery Quarter.

The nearby inner ring road provides access to the A38(M) and the national motorway network at J6 M5 (Spaghetti Junction).

Description

The building comprises a substantial Grade II Listed property which provides an excellent opportunity for leisure occupiers.

The property comprises an open plan hall with additional mezzanine spanning the perimeter of the space.

Benefits include WC facilities on ground and first floor level, gas fired heating, lighting, single glazed Crittall windows to all elevations, extensive basement area and loading bay.

Accommodation

Total (GIA) Ground Floor - 10,091 ft² (937.48 m²) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £45,000 per annum exclusive.

VAT

VAT is payable on all outgoings contained within the lease.

Rateable Value

We understand that the rateable value is £14,250.

Planning Use

We understand that the property has consent under B1 and B2 Use Class but has most recently been used within the D1 (Non-residential Institutions).

Services

We understand that the property has the benefit of all mains connections.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Legal Costs

Each party are to be responsible for their own legal fees incurred.

Availability

The property is available immediately on a new lease, subject to the completion of legal formalities.

Viewing

Viewings are strictly via the sole agent:
Siddall Jones on 0121 638 0500

