

155 Dollman Street, Aston, Birmingham, B7 4RS



TO LET

Warehouse Premises with Secure Yard
Gross Internal Area: 4,127 ft² (383.30 m²)

Location

The subject premises enjoys direct frontage onto Dollman Street. The area benefits from excellent communicational links, being near to the middle ring road (Curzon Circle), Nechells/Heartlands Parkway (A47) and the main Aston Expressway (A38M).

Junction 6 of the M6 Motorway, "Spaghetti Junction" is located approximately 1¼ miles due north.

Birmingham City Centre is situated approximately 1¼ miles due west.

Description

The property comprises of a detached portal frame building with block and brickwork elevations with insulated pitched roof over incorporating translucent roof lights.

The property benefits from single storey office / trade counter, WC and kitchen facilities, and open span warehousing accommodation with additional covered lean-to area.

Further benefits include gas-fired central heating, level loading door, concrete flooring, three phase power and a large, secure forecourt providing easy access for articulated vehicles.

Accommodation

Total (GIA) 4,127 ft² (383.30 m²) approximately.

Terms

None quoting.

VAT

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

Rateable Value

RV: £16,250

Payable: £7,800 approx.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Planning

We are verbally advised that the building has planning permission granted under use class B2 and B8.

Services

The property benefits from all main connections either 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.

Legal Costs

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

Viewing

Strictly via prior appointment with the sole agent Siddall Jones on **0121 638 0500**

