

135 New John Street, Aston, Birmingham, B6 4LD



TO LET

High Bay Warehousing with Extensive Mezzanine

Gross Internal Area: 20,403 ft² (1,895.50 m²)

Location

The property is situated along New John Street prominent position close to Dartmouth Circus.

New John Street West (A4540) provides access to the Middle Ring Road providing immediate access to all main routes running in and out of Birmingham City Centre, which is approximately 1 mile to the south west.

Communication links are excellent with the nearby Dartmouth Circus linking with the A38(M) and national motorway network at Junction 6 of the M6 motorway, approximately 1.5 miles distant.

Description

The unit comprises of a portal frame warehouse with pitched insulated roof over and brick / blockwork elevations and a two-storey brick built office accommodation to the fore.

Internally the property benefits from single span warehousing with extensive mezzanine throughout.

There is a ground floor reception and meeting room with further office space provided on the first floor.

Accommodation

Warehouse / Offices	13,393 ft2	1,244.25 M2
Mezzanine	7,010 ft2	651.25 M2
Total	20,403 ft2	1,895.50 M2

Terms

The property is available on a new lease, with length to be agreed, at £90,000 per annum (exclusive).

Availability

The property is available from January 2024.

VAT

We understand that the property is not elected for VAT.

Legal Costs

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

Services

We understand that all mains services are connected on, or adjacent to, the subject property.

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

Planning

We understand that the property has planning permission under use classes B2 (General Industrial) and B8 (storage and distribution).

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

Energy Performance Certificate

Available on request from the agents.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

