

DEVELOPMENT, INDUSTRIAL, WAREHOUSE | FOR SALE

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CAMERON ROBB LTD, CHEAPSIDE, DIGBETH, BIRMINGHAM, B12 0QH

51,253 SQ FT (4,761.56 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Substantial
Industrial Facility in Digbeth, Birmingham for
Existing Use or Redevelopment - STPP

- Large Interconnecting Site
- Comprising Four Separate Properties
- Central Location
- Redevelopment Potential - STPP



DESCRIPTION

The premises extend across four adjoining land titles: WK217089 (184 Moseley Street), WK223900 (83-89 Cheapside), WM87887 (52 Lombard Street) and WM240784 (48 Lombard Street). The accommodation is interlinked throughout, with loading access to all areas, although floor levels vary and several mezzanine floors have been installed.

The complex comprises a diverse range of construction types, including concrete frame sections, metal frame structures, and traditional brick-built elements, all beneath a variety of roof coverings. These include metal truss roofs, some lined and a distinctive Belfast truss roof over part of the site.

Clear internal heights vary significantly across the accommodation due to the differing construction styles and mezzanine installations, ranging from just under 8 ft to approximately 20 ft. A partial sprinkler system is also installed.

Each property includes first-floor office space. Office accommodation fronting Moseley Road is currently utilised for storage, while the Cheapside first-floor area is used as workshop space. The main office suite is located on Lombard Street, with ground-floor staff facilities including WCs, canteen, and works offices and dedicated first-floor administrative offices.

The property benefits from two goods lifts: one within the Cheapside office/factory area serving ground to first floor (100 kg capacity), and a second serving a mezzanine level with an additional step-up lift to a higher mezzanine. Part of the property is also equipped with crange, with an estimated capacity of up to approximately 3 tonnes.



LOCATION

The property is prominently located in the heart of Digbeth, one of Birmingham's most established industrial districts and a rapidly emerging creative quarter.

It sits within easy walking distance of Birmingham City Centre, approximately 0.5 miles away, and is around a 10-minute walk from the Bullring shopping centre.

The estate is also situated close to the Custard Factory, Digbeth's renowned hub for creative industries, independent retailers and leisure operators.

Transport connectivity is excellent: the site is less than 0.6 miles from the new Birmingham Curzon Street HS2 station, currently under development, which will significantly enhance national rail connections.

Birmingham Moor Street and Birmingham New Street stations are also easily accessible on foot or via local bus routes, all of which operate extensively throughout Digbeth and into the wider city.

The property benefits from quick access to the main arterial routes, including the A41 Digbeth High Street, the Middleway (A4540) and the wider Midlands motorway network via the A38(M) and M6.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

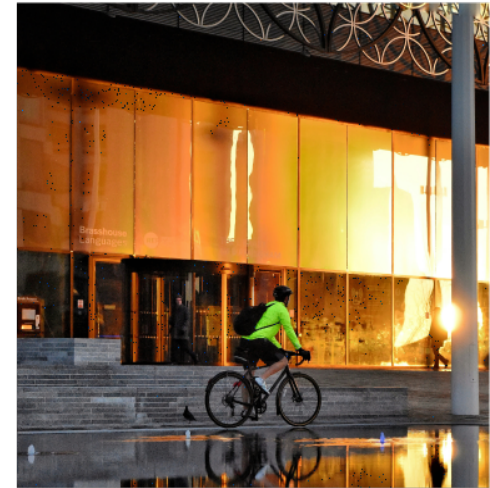
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
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- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



AVAILABILITY

Name	sq ft	sq m	Availability
Unit - Moseley Street	2,218	206.06	Available
Unit - Cheapside	26,119	2,426.53	Available
Unit - Lombard Street	22,916	2,128.97	Available
Total	51,253	4,761.56	

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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.

RATEABLE VALUE

£118,000. Based on 2023 Valuation

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Price on application

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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