

INDUSTRIAL, WAREHOUSE | FOR SALE

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BORDEAUX HOUSE, 5 DYMOKE STREET, DIGBETH, BIRMINGHAM, B12 0TA
6,573 SQ FT (610.65 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Leasehold warehouse investment located within Highgate in Birmingham city centre

- GIA 6,573 ft²
 - Let on FRI terms at a passing rental of £32,400 per annum
 - Ground Rent £3,600 PA
 - Offers in excess of £300,000
-

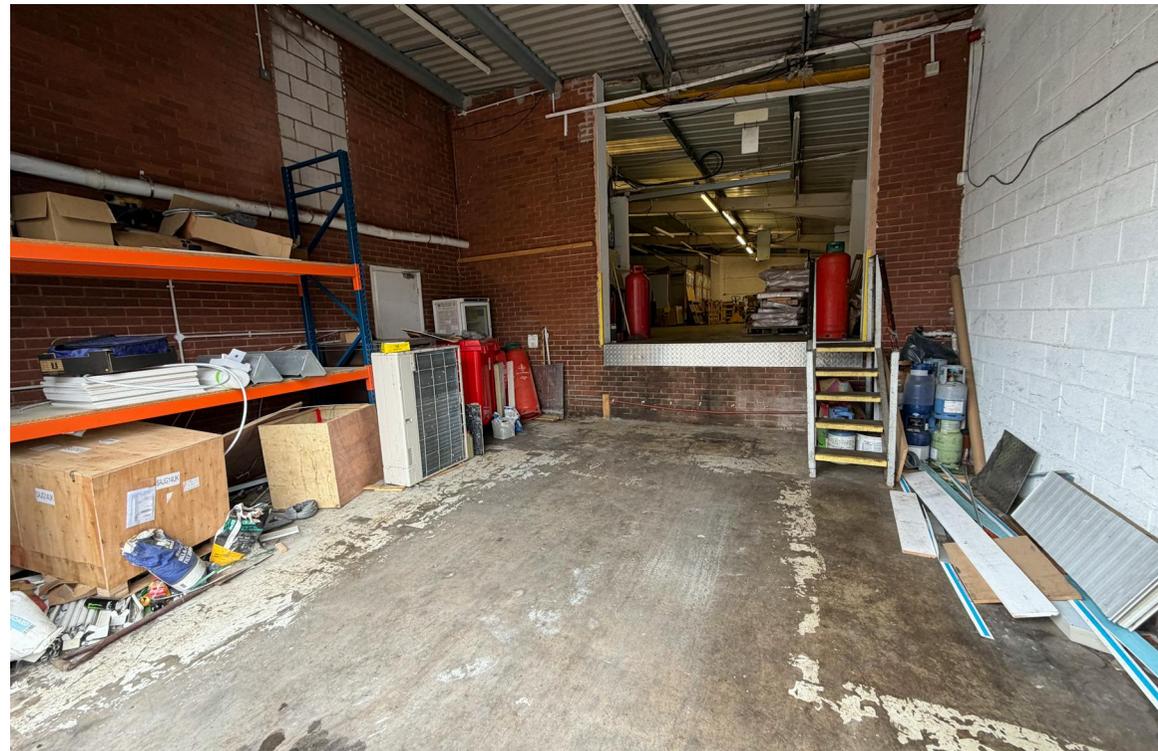


DESCRIPTION

The property comprises a warehouse premises of portal frame construction surmounted by a pitched profile clad roof incorporating translucent roof lights, with full brick and block elevations.

The warehouse is accessed via a dock loading door leading from the loading bay and provides predominantly open span accommodation, benefiting from concrete flooring, strip lighting and three-phase power.

To the front of the building is a two-storey office block with flat felted roof, providing cellular office accommodation together with kitchen, bathroom and welfare facilities.



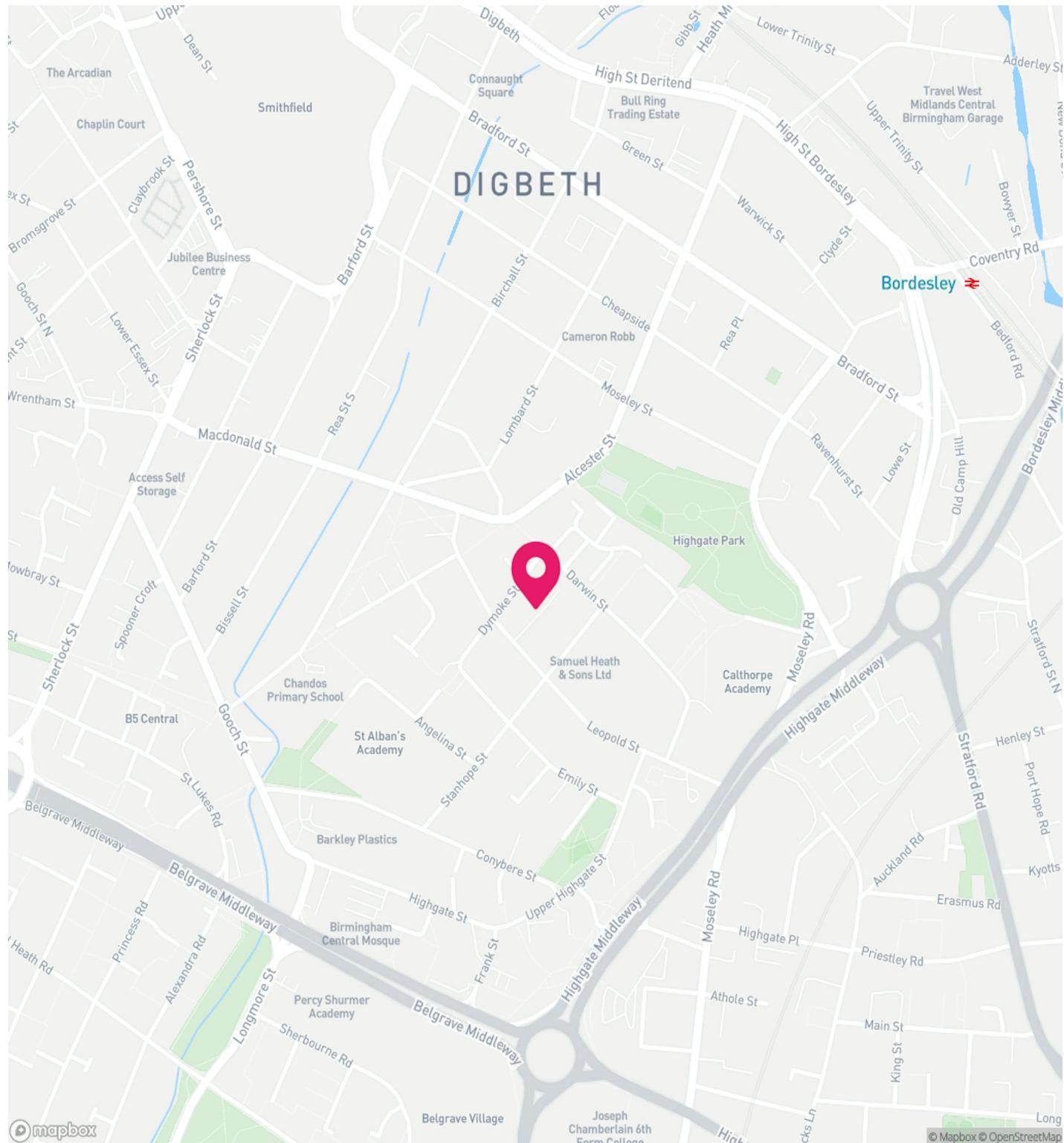
LOCATION

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The property is located on Dymoke Street within the established Highgate / Digbeth area of Birmingham, approximately 1.5 miles south-east of Birmingham City Centre.

The location benefits from good access to the city centre and the wider West Midlands via nearby arterial routes including the A45 Coventry Road and A4540 Middleway ring road, which provide direct connections to Birmingham City Centre, Small Heath, and the A38(M) Aston Expressway. The national motorway network is readily accessible with the M6 (Junction 6) located approximately 4 miles to the north-east.

Public transport is readily available with Bordesley Railway Station located within walking distance, providing services to Birmingham Moor Street and the wider regional rail network.



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.

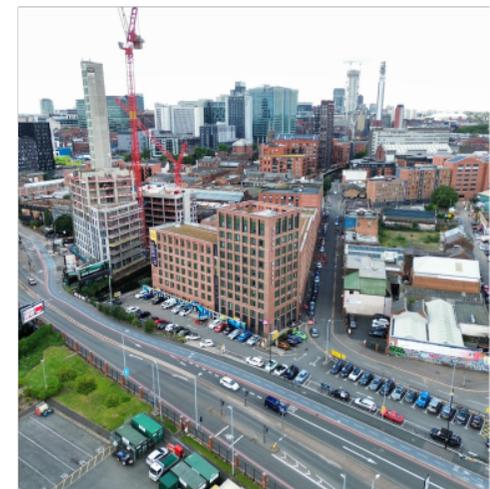
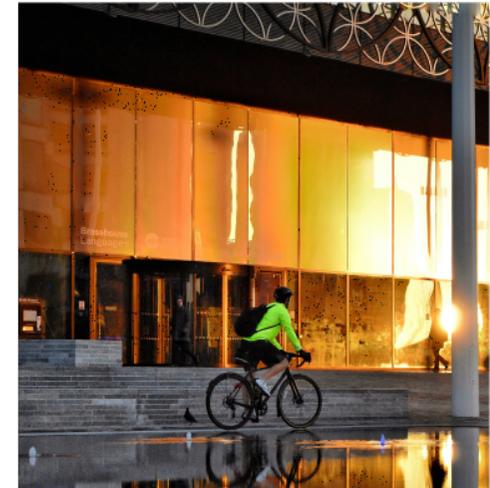
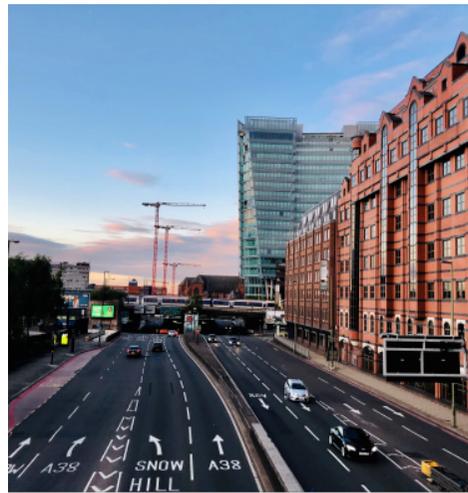
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- 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!



LEASEHOLD

The property is held leasehold for an unexpired term of approximately 56 years at a ground rent of £3,600 per annum.

Further details available upon request.

RATEABLE VALUE

£36,500

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £300,000

EPC

C (71)

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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