

TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



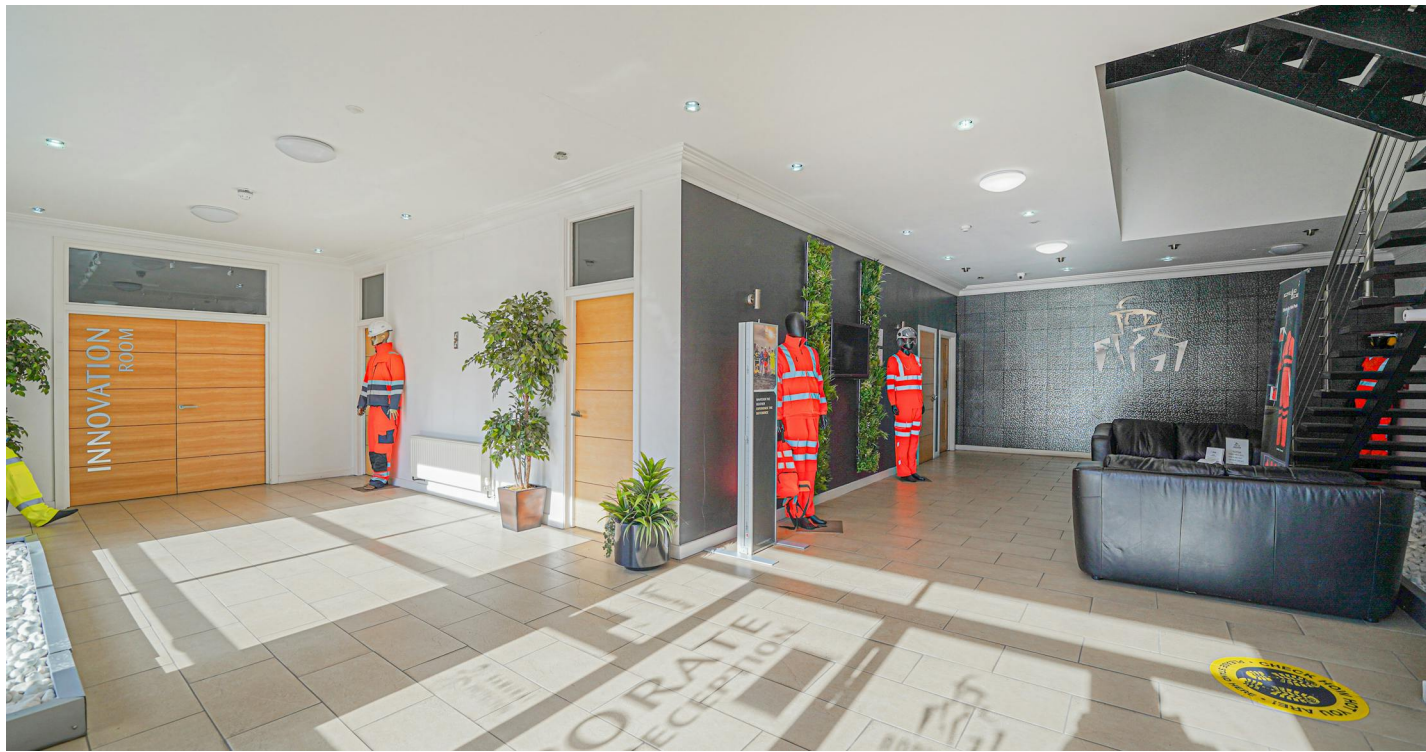
25 GREAT LISTER STREET, BIRMINGHAM, B7 4LS

12,070 SQ FT (1,121.34 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Trade Counter / Showroom Premises with
Prominence along Dartmouth Middleway

- Prominence and Signage along Dartmouth Middleway
- GIA 12,070 ft2 approximately
- Quoting Rental £55,000 PA
- Access from Dartmouth Middleway or Nechells Parkway
- Close to Dartmouth Circus and 1 mile from J6 of M6 Motorway
- Ground Floor Showroom, Rear Stores and First Floor Offices
- Secure Site with Excellent Car Parking Provision



DESCRIPTION

The property comprises an end-terraced industrial building of steel truss construction with pitched roofs, together with a two-storey masonry-built section beneath flat felted roofs.

The ground floor has been part-converted to create a well-presented reception area and attractive showroom/trade counter accommodation. This area features a glazed frontage with pedestrian access doors, providing an open-plan reception alongside demountable cellular showroom areas. Ancillary facilities include a ground floor kitchen and WC provision. To the rear, the premises continue into warehouse and storage areas suitable for a range of light industrial or distribution uses.

The first floor is accessible from both the main reception and the warehouse. This level provides a combination of modern, well-finished offices to the front and side elevations, alongside more secondary office accommodation which may be suitable for storage, breakout areas, or canteen use. Further staff welfare facilities, including additional WCs, are also provided.

The building is secured with roller shutters to all windows and external doors. Externally, the site offers shared loading facilities and customer parking with allocated staff car parking.



LOCATION

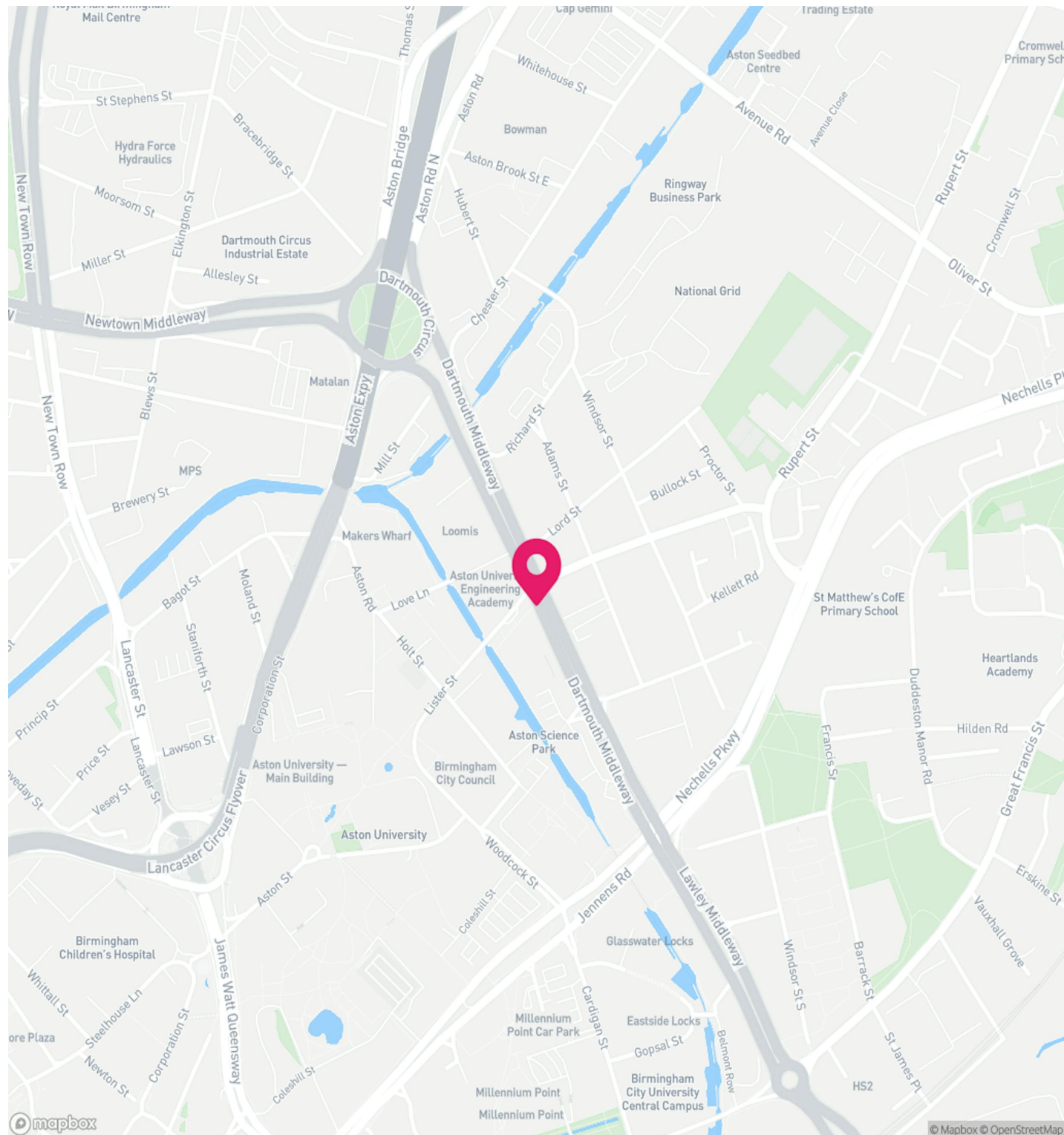


The site occupies a prominent position on Dartmouth Middleway (A4540), at its intersection with Great Lister Street.

Dartmouth Middleway provides direct access to Dartmouth Circus which in turn provides access to A38 (M) and junction 6 of the M6 Motorway at Spaghetti junction.

The site is located opposite Birmingham Science Park and next door to Big Yellow Self Store and benefits from main arterial frontage with considerable traffic flow.

Vehicular access is via Adams Street which can be accessed via Heneage Street or Great Lister Street.



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.

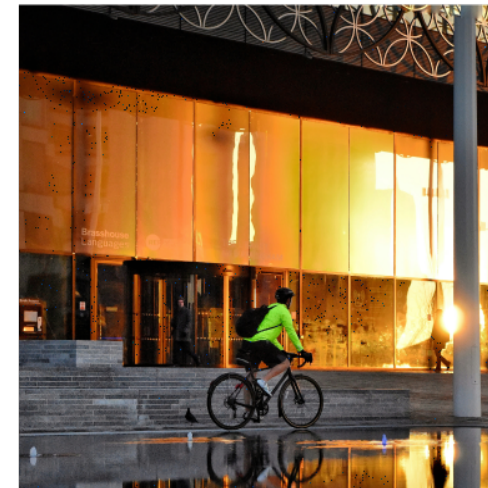
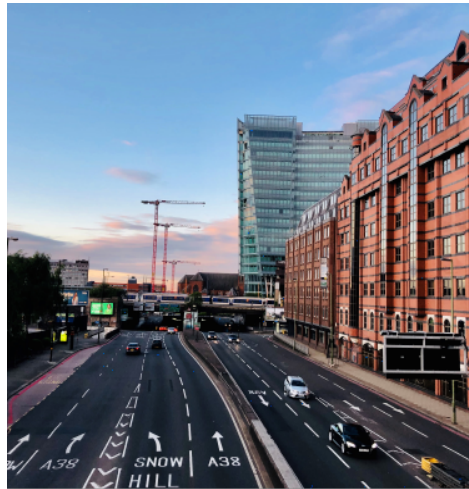
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

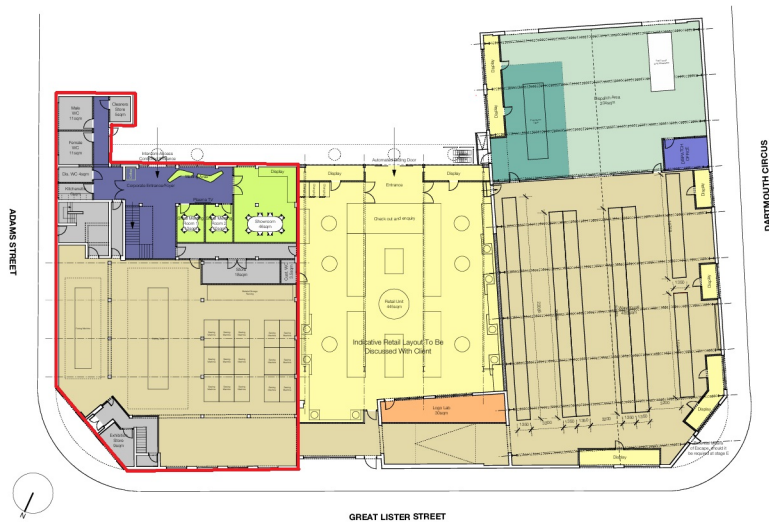
Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

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





REDLINE PLAN 12070 SQ FT



SERVICES

We understand that the site benefits from mains electricity, water and foul drainage.

The agent has not tested the suitability of the connections and recommends that all interested parties

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£55,000 per annum

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (67)

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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