

WAREHOUSE | FOR SALE

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8 GREAT HAMPTON STREET, BIRMINGHAM, B18 6AQ

3,600 SQ FT (334.45 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Prominent Freehold Close to the City Centre
and Suitable for a Variety of uses, Including
Residential Redevelopment - STP

- Prominent Premises
 - Ground Floor Area of 3,600 ft²
 - Positive Response from Local Planners Regarding Change of Use
 - Suitable for a Variety of Uses - STP
 - Within an Established Residential Redeveloped Area
 - Close Proximity to Birmingham City Centre
 - Walking Distance to the St Paul's and Jewellery Quarter Train & Metro Stations
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DESCRIPTION

The property comprises a single-storey premises fronting Great Hampton Street, benefiting from a large roller shutter and separate pedestrian access on either side.

The frontage is of traditional brick construction, leading to a single-storey warehouse of steel truss construction with full-height brick elevations and exposed brick flooring.

The property is strategically located between two prominent residential developments: Cordia's luxury apartment scheme "The Gothic" and Grainger PLC's Guilders Yard development, which comprises 158 build-to-rent residential units with ground-floor commercial space.

Previously used for motor trade purposes, the property has been vacant for several years. Discussions with the local planning department suggest a residential lead scheme, or a variety of alternative uses, could be considered viable, subject to obtaining the necessary planning permissions.



LOCATION

The property occupies a prominent roadside position with frontage to Great Hampton Street just outside of Birmingham City Centre and within Close Proximity to St Paul's Square and Birmingham's historic Jewellery Quarter.

The location allows for convenient access to Snow Hill Train Station is just a seven-minute walk, while Birmingham New Street is a short 15-minute walk.

As well as being within walking distance of the city's major public transport routes, the main Aston expressway is just one mile east of the property, allowing easy access to Junction 6 of the M6 Motorway at Spaghetti Junction.

The street is due to be narrowed down and the junction is anticipated to be changing to "Hampton Square" according to the Birmingham City Plan.



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.

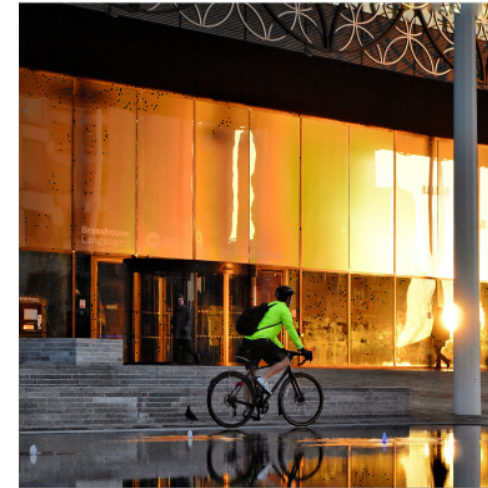
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

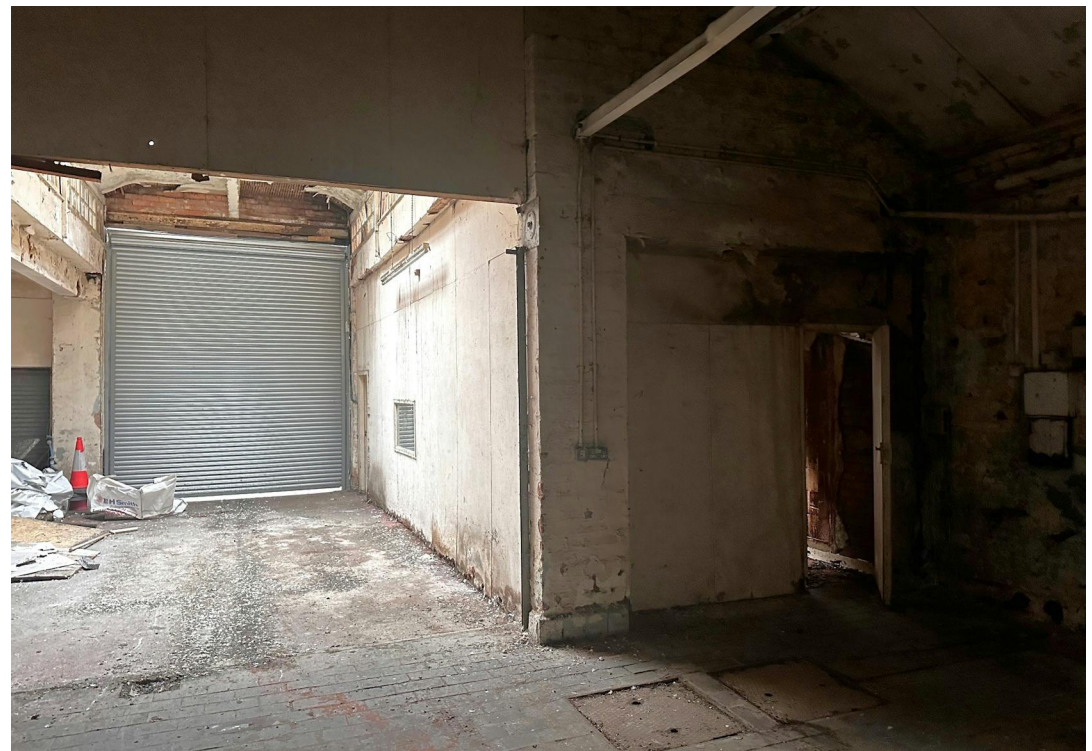
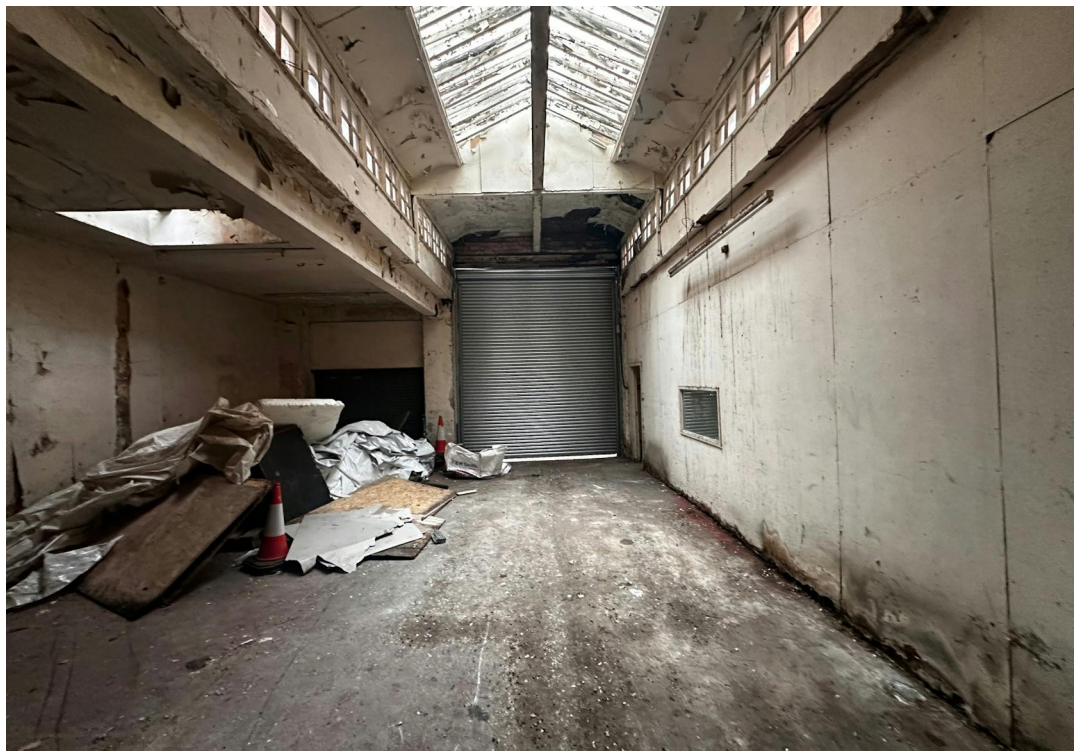
Central location, global reach: A strategic location offers quick train connections:

- 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!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Warehouse	3,600	334.45	Available

VIEWING

Strictly via the sole agent Siddall Jones.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

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.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VAT

Not applicable

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in excess of £450,000

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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