

INDUSTRIAL, OFFICE, WAREHOUSE | TO LET / FOR SALE

[VIEW ONLINE](#)



120 HIGHGATE STREET, BIRMINGHAM, B12 0XR

15,633 SQ FT (1,452.35 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Industrial Warehouse Premises Available For
Rent or For Sale

- GIA 15,633 ft2
 - Quoting Rental £70,000 Per Annum
 - Fully Refurbished
 - New Roof Coverings
 - Easy Access to Highgate Middleway and Digbeth
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DESCRIPTION

The property comprises of an industrial / warehouse premises located on Highgate Road in the Highgate area of Birmingham, close to its junction with Highgate Middleway.

The premises provides ground floor warehousing and storage space which benefits from two single level loading doors. The space provides a central warehouse with pitched insulated steel clad roof over incorporating translucent roof lights which is surrounded by additional stores / annexe space.

There are two additional floors, accessed via a single stairwell which provide additional office space to the flank and front elevations. Lift access can be installed via separate negotiation.

The building has been refurbished throughout to provide new pitched and flat roof coverings, new three-phase electricity supply and WC facilities.

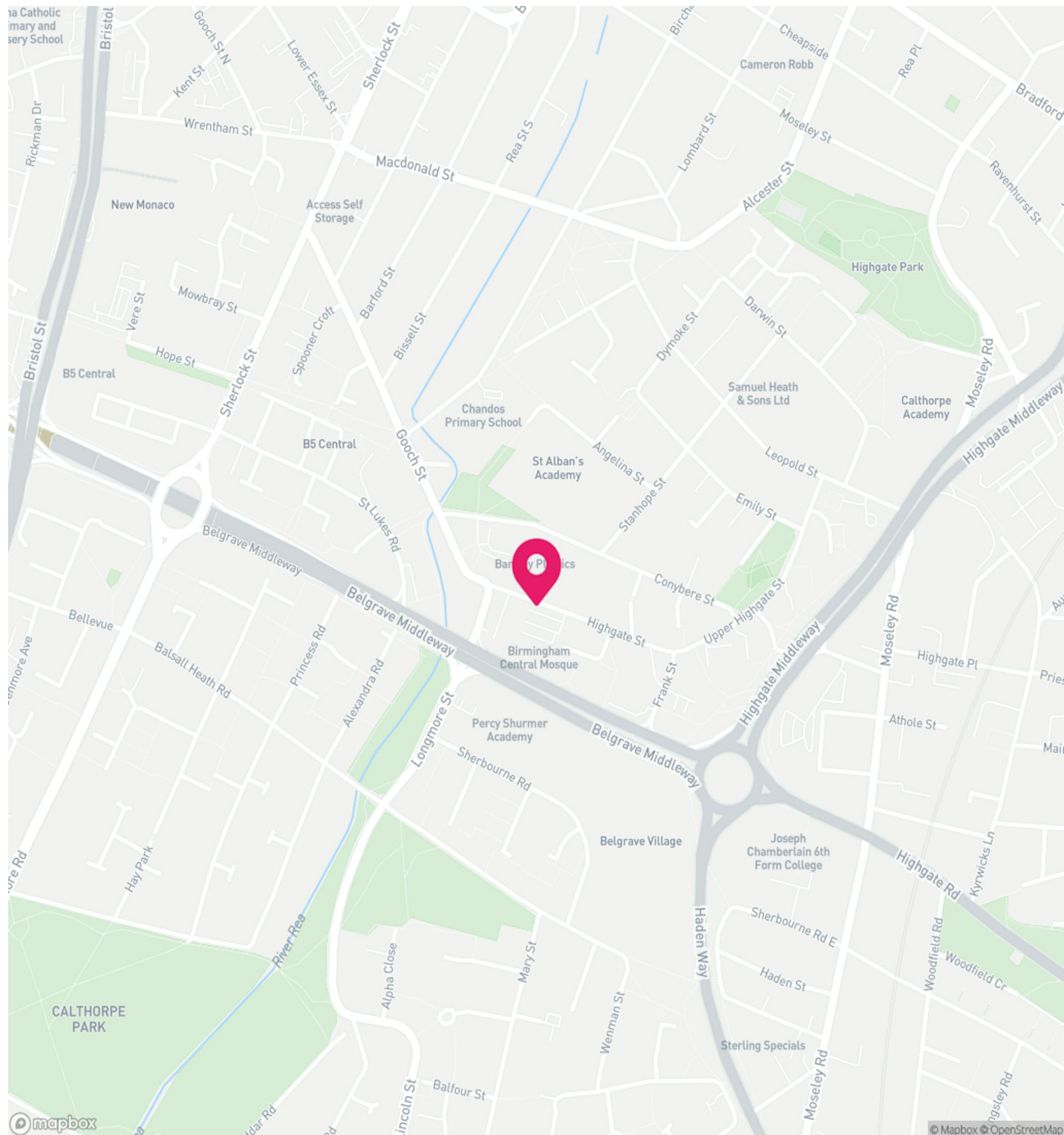


LOCATION

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The property is prominently located on Highgate Street in the Highgate area of Birmingham, situated approximately 1 mile south-east of Birmingham City Centre. The location benefits from excellent connectivity, being positioned just off the A4540 Middle Ring Road, which provides direct dual carriageway access around the city and links to the A38(M) Aston Expressway.

The location offers swift access to Junction 6 of the M6 Motorway (Spaghetti Junction), connecting to the wider national motorway network including the M5, M42, and M40.





120 HIGHGATE EXISTING FLOOR...



AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	6,950	645.68	Available
1st - Office / Stores	5,142	477.71	Available
2nd - Office / Stores	3,541	328.97	Available
Total	15,633	1,452.36	

SERVICES

We understand that the building benefits from all mains services.

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

SERVICE CHARGE

n/a

VAT

To be confirmed

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

£70,000 per annum

PRICE

Offers in the region of £1,400,000

POSSESSION

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

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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