

TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



11 PLOUGH AND HARROW ROAD, EDGBASTON, B16 8US  
8,313 SQ FT (772.30 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Warehouse Building with Two Storey Offices and Secure Yard

- GIA 8,313 ft<sup>2</sup>
- Quoting Rental £50,000
- May be suitable for alternative uses STP
- Secure yard and covered loading
- Forecourt parking
- Prominent location
- Open span warehouse



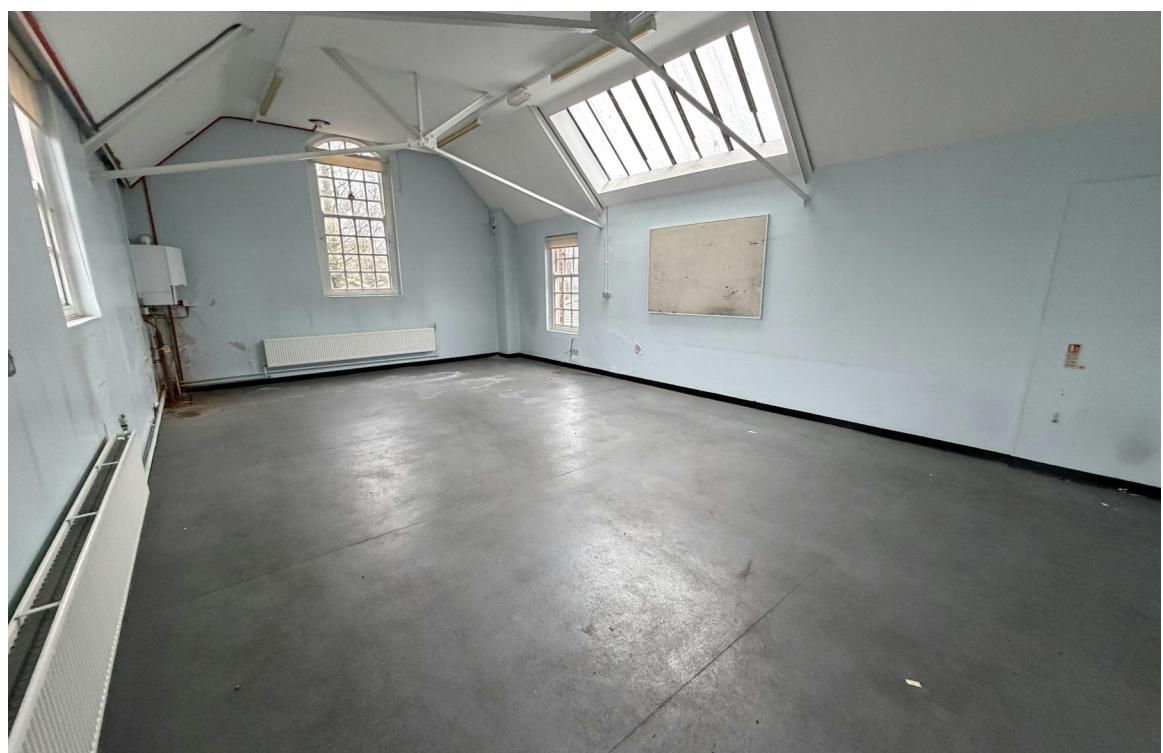
## DESCRIPTION

The building comprises a former postal sorting office and consists of a two-storey office building of traditional masonry construction beneath a pitched tiled roof, with attractive archways and timber framed windows to the front elevation.

To the rear is an open-span warehouse of brick and block infill construction beneath a pitched trussed roof, which benefits from gas-fired heating and parquet wood flooring. Internally, the office accommodation provides predominantly cellular offices at ground floor level together with WC facilities, while the first floor provides a canteen and additional welfare accommodation.

Externally, the property benefits from a secure yard and covered loading area to the side elevation, together with forecourt parking, with further on-street parking available locally.

The property may be suitable for a range of alternative uses, subject to the necessary planning permission being obtained from Birmingham City Council.



## LOCATION

### /// //SLATE.STRONG.LAYERS

The property is located on the corner of Plough & Harrow Road and Monument Road in the Edgbaston area of Birmingham.

The property occupies a prominent and visible location on the junction, providing excellent exposure to passing vehicular traffic.

The property is located within close proximity to Birmingham city centre. The property lies close to Hagley Road (A456) and is situated a short distance from Five Ways, providing convenient access to the Middle Ring Road and the wider regional road 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.

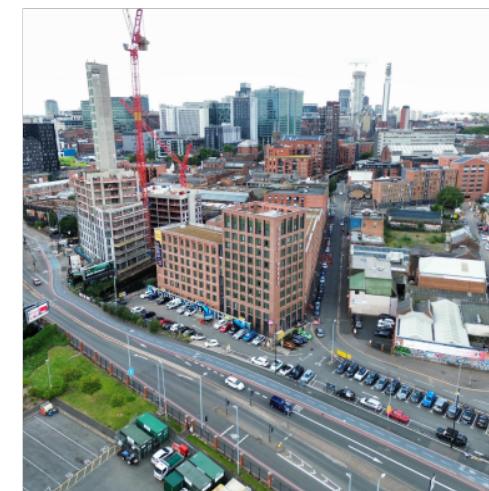
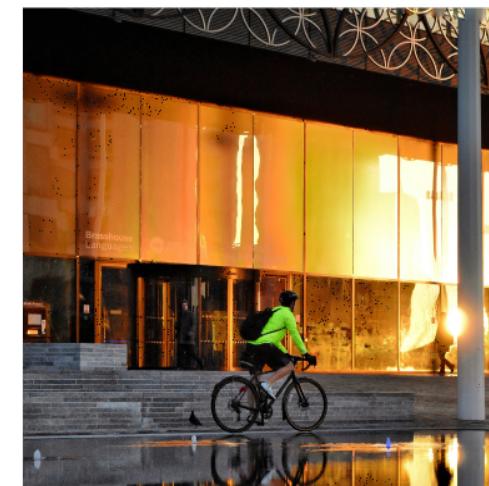
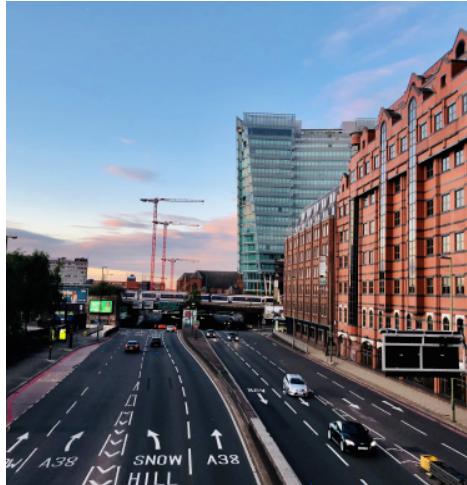
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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

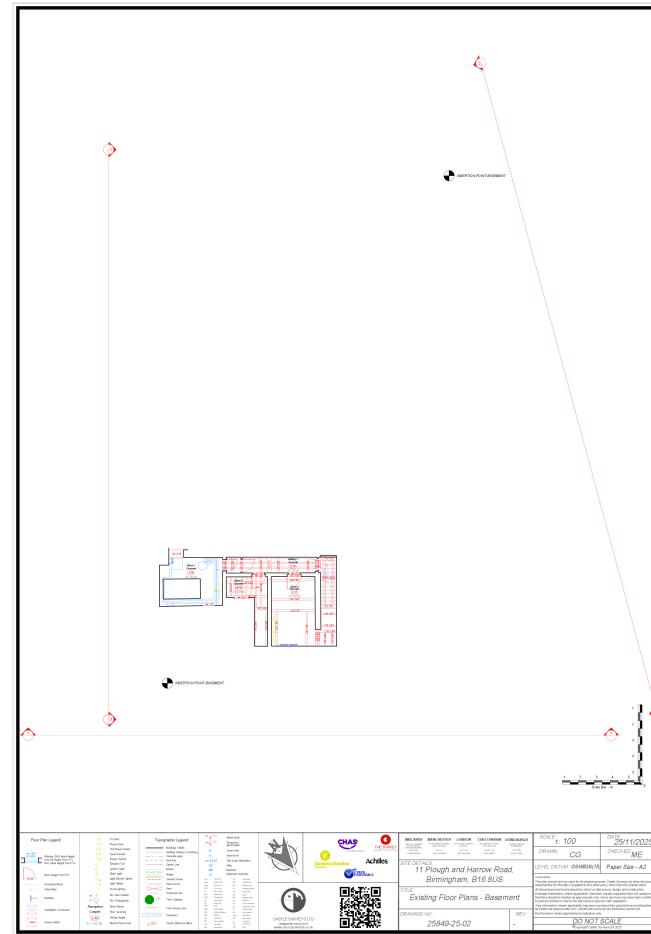
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**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.

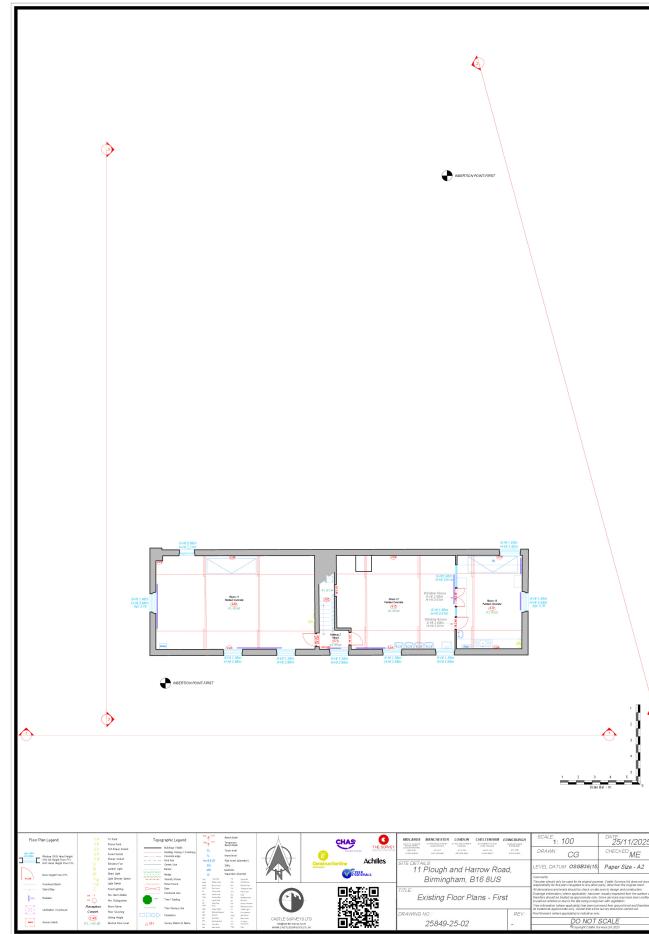
**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



## BASEMENT EXISTING FLOOR PLA...



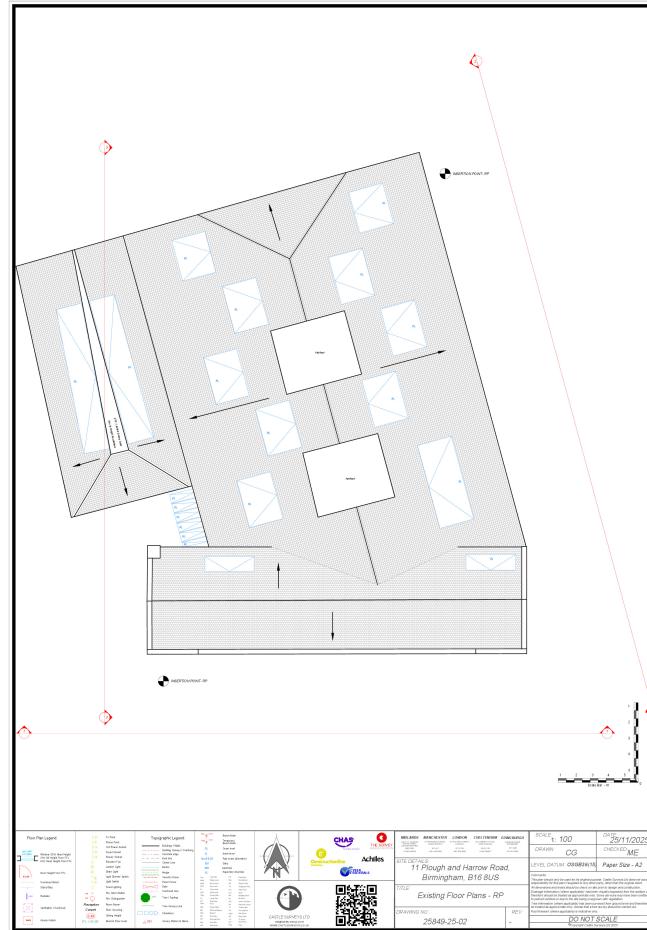
## FIRST FLOOR EXISTING FLOOR...



## GROUND FLOOR EXISTING FLOOR...



## RP EXISTING FLOOR PLANS



## SERVICES

We understand that the property 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.

## RATEABLE VALUE

£38,500

## 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

£50,000 per annum

## 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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