

INDUSTRIAL | TO LET

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88 PLUME STREET INDUSTRIAL ESTATE, PLUME STREET, BIRMINGHAM, B6 7QX
5,203 SQ FT (483.37 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Industrial Warehouse Premises Close to
Spaghetti Junction

- GIA 5,203 ft²
 - Quoting Rental £38,000
 - Detached Portal Frame Building
 - 5.6M to the underside of eaves
 - Single Span Warehouse with WC Facilities
 - Modern Profile Clad Elevations and Pitched Roof
 - Forecourt Parking Provided
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DESCRIPTION

The property comprises of a detached warehouse building of portal frame constructions with full height profile clad elevations and pitched roof with inset translucent roof lights.

The building benefits from excellent loading access, roller shutter entry door, 5.6 metre eaves, high bay lighting, concrete flooring, WC facilities and forecourt parking.



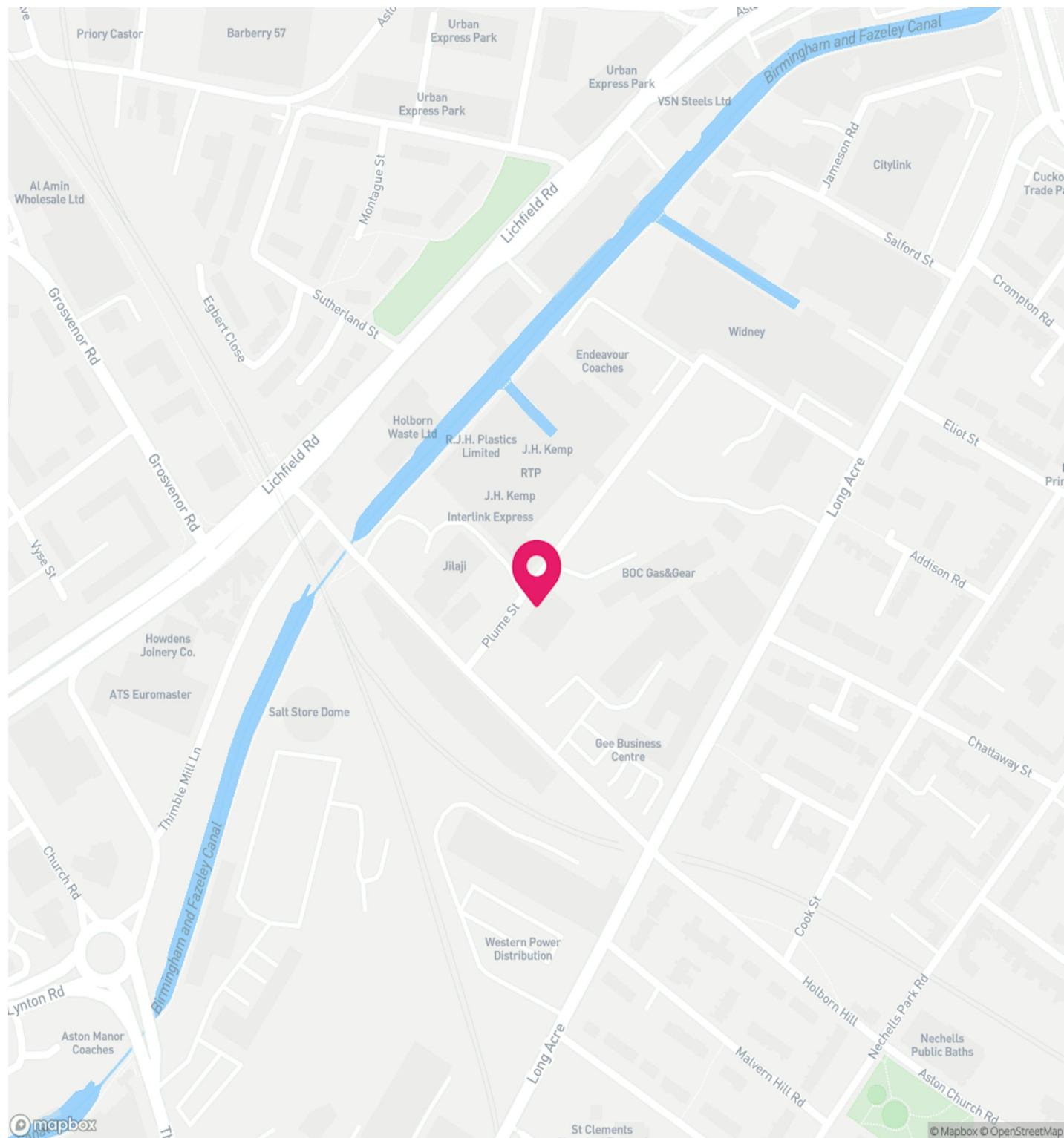
LOCATION

/// ///ADVICE.MAJOR.BEARD

The property is situated on Plume Street Industrial Estate off Plume Street in the Aston area of Birmingham and can be accessed from either Long Acre or Holborn Hill.

The area is adjacent to the (A47) Heartlands Parkway providing dual carriageway link between Birmingham City Centre and the nearby motorway network.

Birmingham City Centre is located approximately 2 miles south west. The immediate area is well served by public transport with regular bus services and being only a short distance from Aston train station



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.

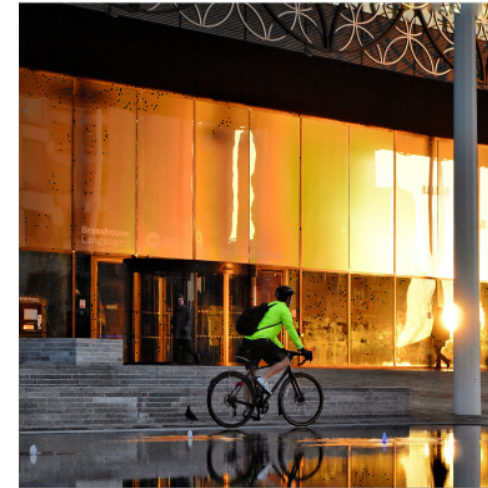
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



SERVICES

We understand that the unit benefits from all mains services, which are connected on or adjacent to the premises.

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

RATEABLE VALUE

£25,250

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£38,000 per annum

POSSESSION

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

EPC

C (74)

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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