

INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET

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GREAT BROOK STREET, NECHELLS, BIRMINGHAM, B7 4EN

14,200 SQ FT (1,319.22 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



An Industrial Warehouse Premises Located  
Close to Birmingham City Centre and Just  
Outside of the CAZ.

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- Well Located Industrial Premises
  - Close to the A38(M) and J6 of the M6
  - Split Across Two Units with Interconnected Loading Bay
  - Good Quality Office Accommodation
  - May Suit Trade Counter Occupiers or Showroom Along with Traditional Industrial Uses
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## DESCRIPTION

The property comprises two interconnecting industrial buildings linked via a central roller shutter and loading bay.

The older building features a steel clad roof, LED lighting, solid concrete flooring and a range of ground floor welfare amenities including toilets and a canteen.

First floor offices are positioned above, and the structure is of steel frame construction with brick and block elevations. The building also benefits from a high capacity three-phase power supply.

The adjoining second unit, built in 2015, is of modern steel portal frame construction and incorporates high quality office accommodation across both ground and first floors.

The offices are well appointed, featuring glass partitioned meeting rooms, carpeted floors, floor boxes, and LED lighting throughout.

A first floor mezzanine provides additional storage space, with potential to be converted into further office accommodation if required.

The ground floor offers additional warehouse or workshop space, benefitting from air conditioning and LED lighting.



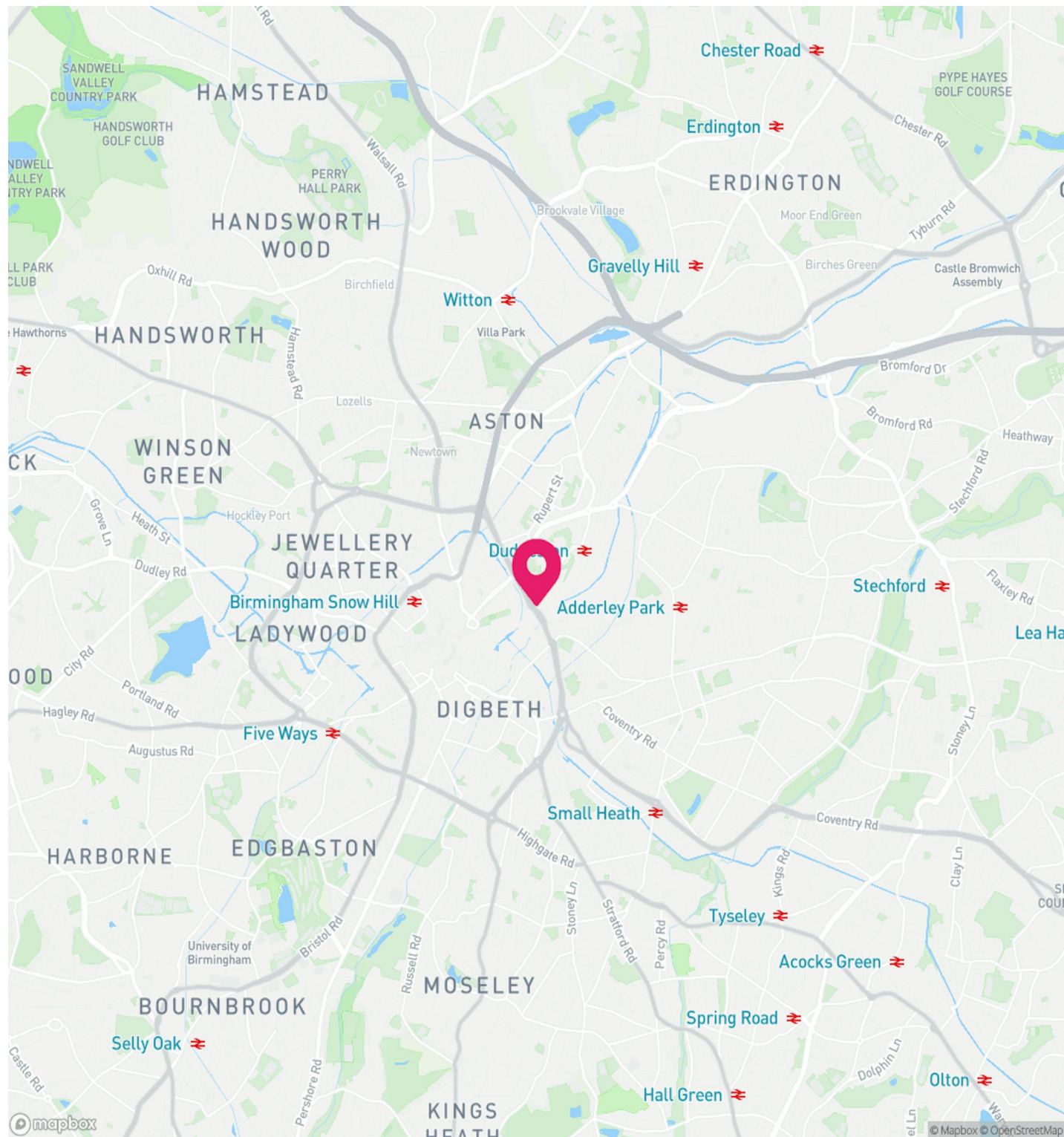


## LOCATION

The property is prominently located on Great Brook Street in the established industrial district of Nechells, just north-east of Birmingham City Centre.

The location offers excellent connectivity, positioned close to the A38(M) Aston Expressway, which provides direct access into the city centre and links seamlessly with Junction 6 of the M6, connecting to the wider national motorway network.

This strategic position ensures fast and efficient travel for goods and personnel, making the site ideally suited for logistics, manufacturing and urban serving industrial operations.







## SERVICE CHARGE

n/a

## RATEABLE VALUE

£65,500. Based on 2023 Valuation

## 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

£75,000 per annum on a new lease with length and terms to be agreed.

## POSSESSION

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

## POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

## EPC

D (92)

## 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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