

WAREHOUSE | TO LET

[VIEW ONLINE](#)



GROUND FLOOR 35 RIVER STREET, DIGBETH, BIRMINGHAM, B5 5SA

1,320 SQ FT (122.63 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Warehouse / Storage Space which
may be suitable for Retail / Food Use STP

- 1,320 ft²
 - Quoting Rental £17,500
 - Roller Shutter Entrance and Open Span Storage Space
 - May suit conversion to F&B or Retail Outlet Subject to Change of Use
 - Fantastic Location in Heart of Digbeth
 - Close to Fazeley Studios / Custard Factory
 - Nearby Occupiers include Hanbao, Baked in Brick and Cafe Lovelife
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DESCRIPTION

The premises comprises of a ground floor storage unit providing open span warehousing at ground floor level.

Roller shutter entrance door is provided to the front of the unit however the plan is for a glazed shopfront to be installed.

WC facilities will be provided by the landlord.

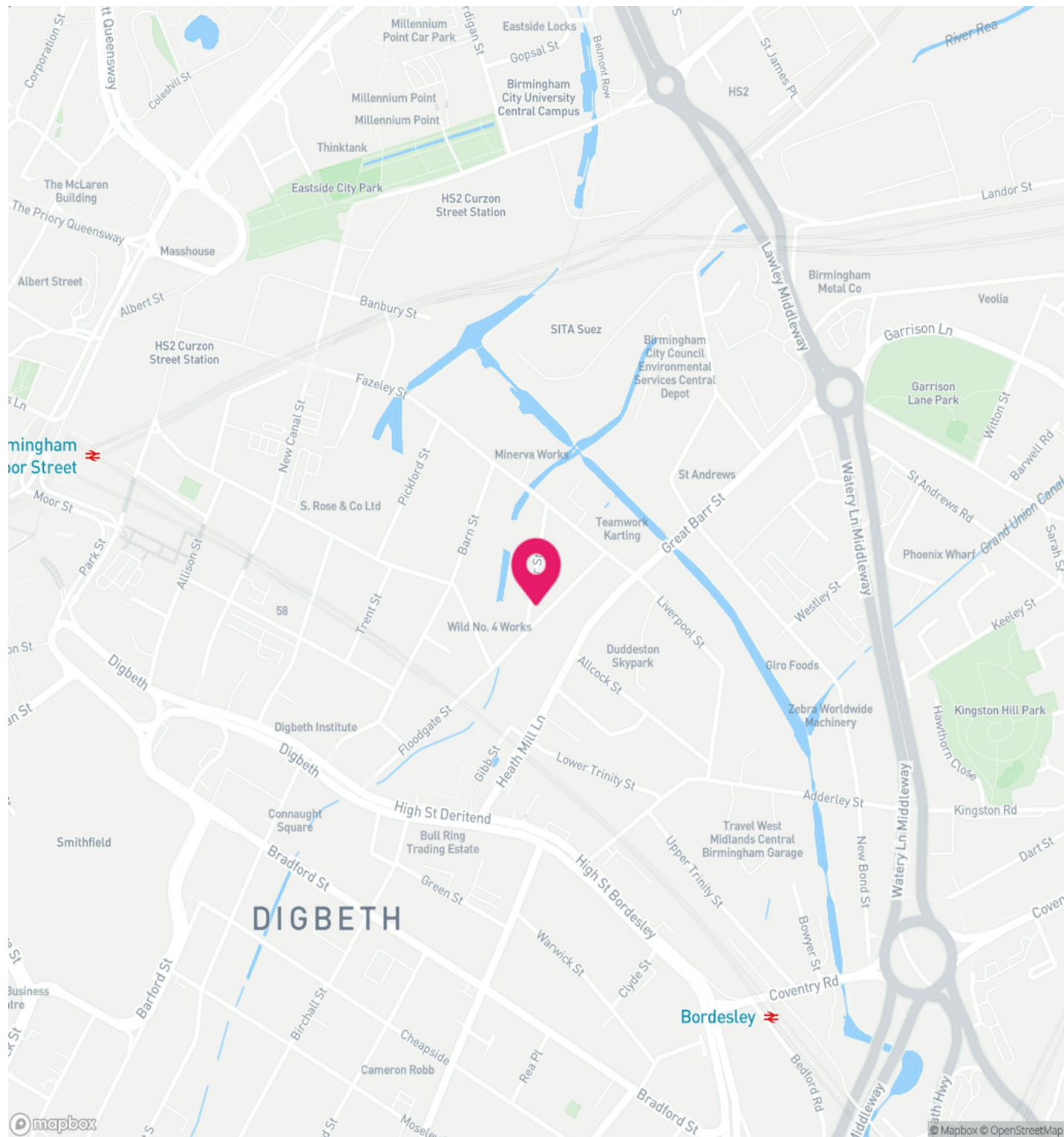
LOCATION

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The property is situated on River Street which leads between Fazeley Street and Floodgate Street, close to its junction with Great Barr Street in the Digbeth area of Birmingham.

Great Barr Street provides access to A4540 Lawley Middleway, approximately 0.5 miles south of the A38 Aston Expressway which leads onto the wider national motorway network at J6 of the M6 motorway (Spaghetti Junction).

Birmingham City Centre lies approximately 1/4 mile east with both New Street and Moor Street stations and the Bullring Shopping Centre within walking distance.



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.

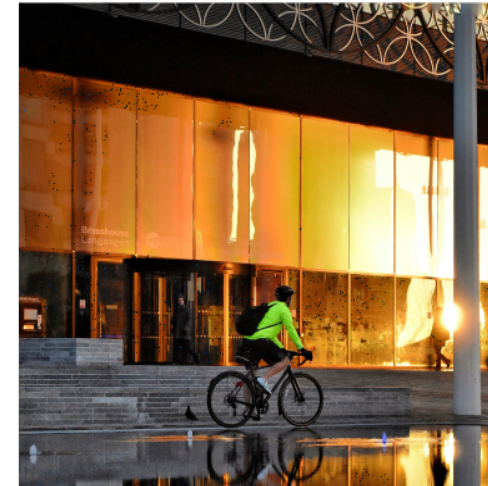
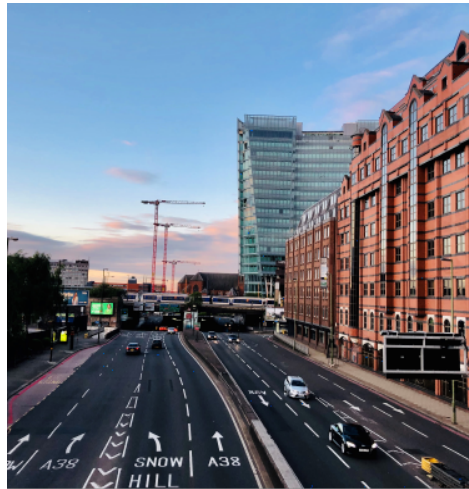
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 building benefits from all mains services.

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

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

£17,500 per annum

POSSIBLE USE CLASSES

Class A1 - Shops and Retail Outlets, Class A3 - Restaurants and Cafes

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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