

TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



UNIT 1, 1255 PERSHORE ROAD, STIRCHLEY, BIRMINGHAM, B30 2YT
4,235 SQ FT (393.44 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prominent Trade Counter Warehouse Premises

- GIA 4,235 ft²
- Quoting Rental £42,500
- Prominent Location on Arterial Route
- Forecourt Parking
- Single Span Warehousing
- Excellent Retail Location



DESCRIPTION

The property comprises a prominently positioned trade counter and warehouse premises located along a main arterial route, providing strong visibility and accessibility for passing traffic.

The building is constructed of steel truss construction with a pitched roof and brick elevations, together with a brick-built retail and office section to the front elevation offering direct pedestrian access from Pershore Road.

The warehouse provides clear, single-span accommodation supplemented by cellular office and ancillary space, and benefits from three-phase power, LED lighting, WC facilities and an electric roller shutter loading door.

Externally, the property includes a forecourt parking area to the front elevation and loading to the side elevation.



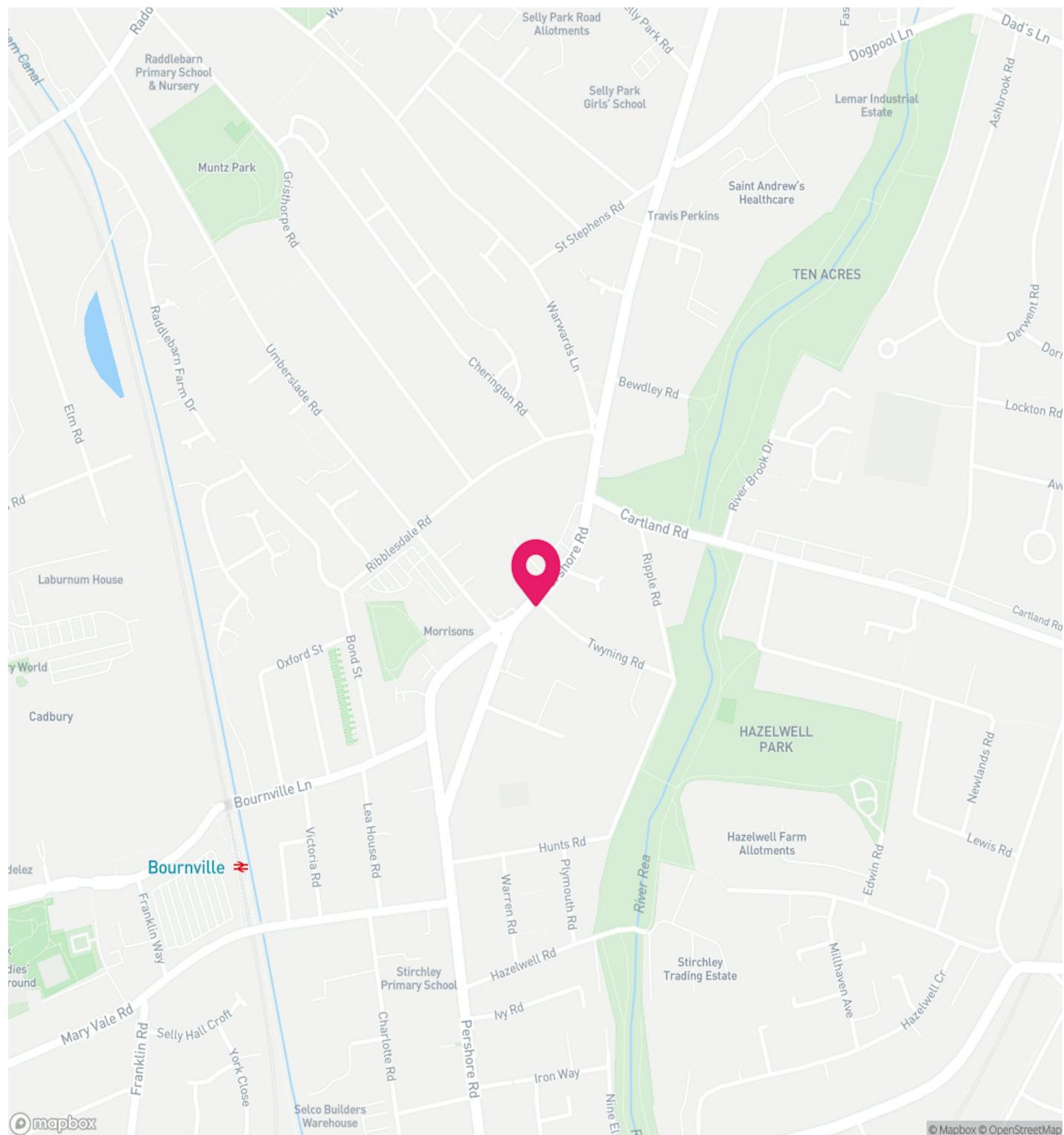
LOCATION

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The property is prominently situated on Pershore Road, close to its junctions with Umberslade Road and Cartland Road, in the Stirchley area of Birmingham.

The property lies approximately 5 miles south of Birmingham City Centre and allows for convenient access to most Midlands towns via the A441.

Communication links are excellent with regular bus services nearby and being situated only 5 miles from Junction 2 of the M42 Motorway providing access to the M6, M5, M42, M40 Motorways.



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.

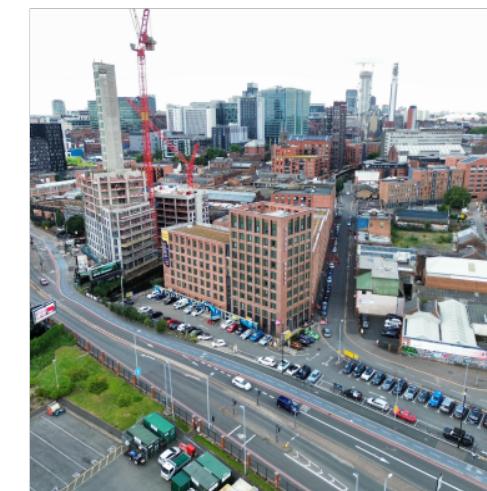
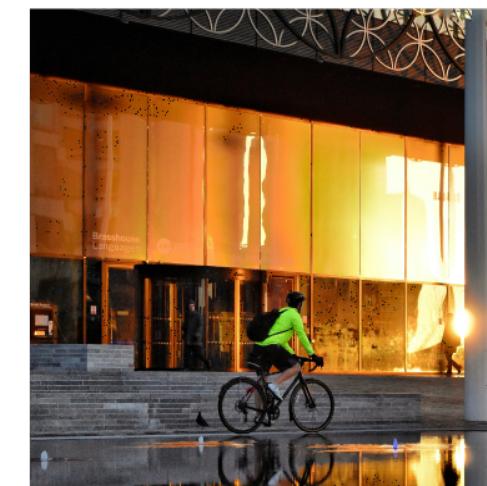
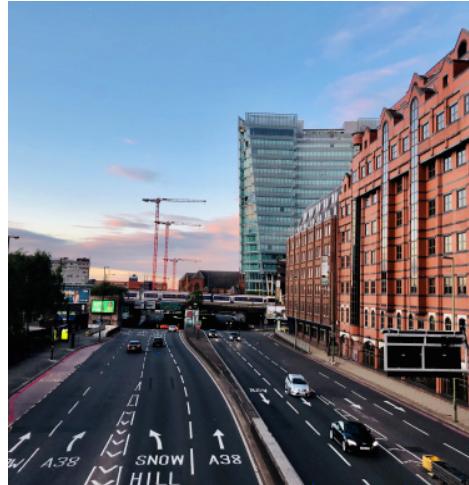
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 all mains services are connected to the building.

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

RATEABLE VALUE

£15,000

VAT

Not applicable

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

£42,500 per annum

POSSESSION

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

EPC

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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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