

INDUSTRIAL, TRADE COUNTER | TO LET

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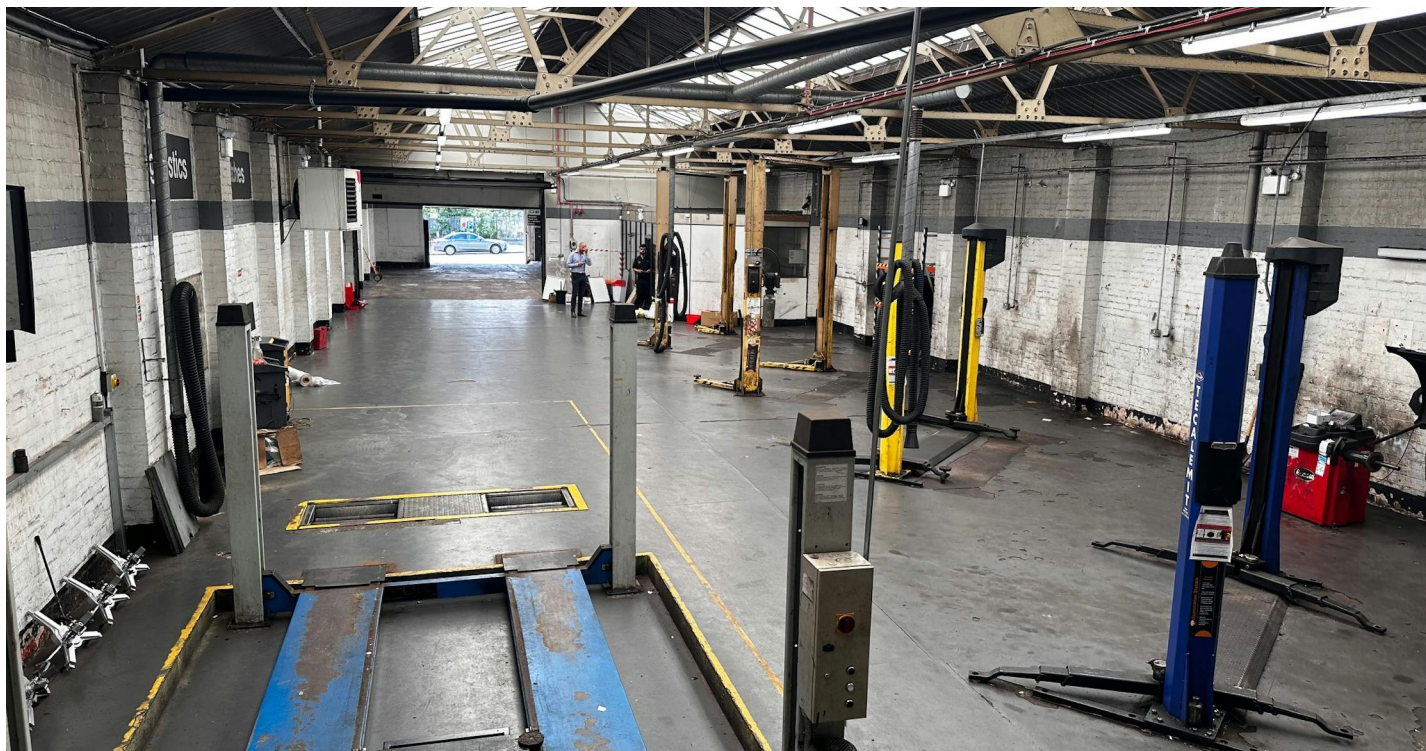
113-115 HOLLOWAY HEAD, BIRMINGHAM, B1 1QP

6,297 SQ FT (585.01 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Prominent Garage Premises Located in the Heart of the City Centre

- Former MOT and Tyre Centre
- City Centre Location
- Flexible Lease Term
- Rental of £52,500 per annum exclusive



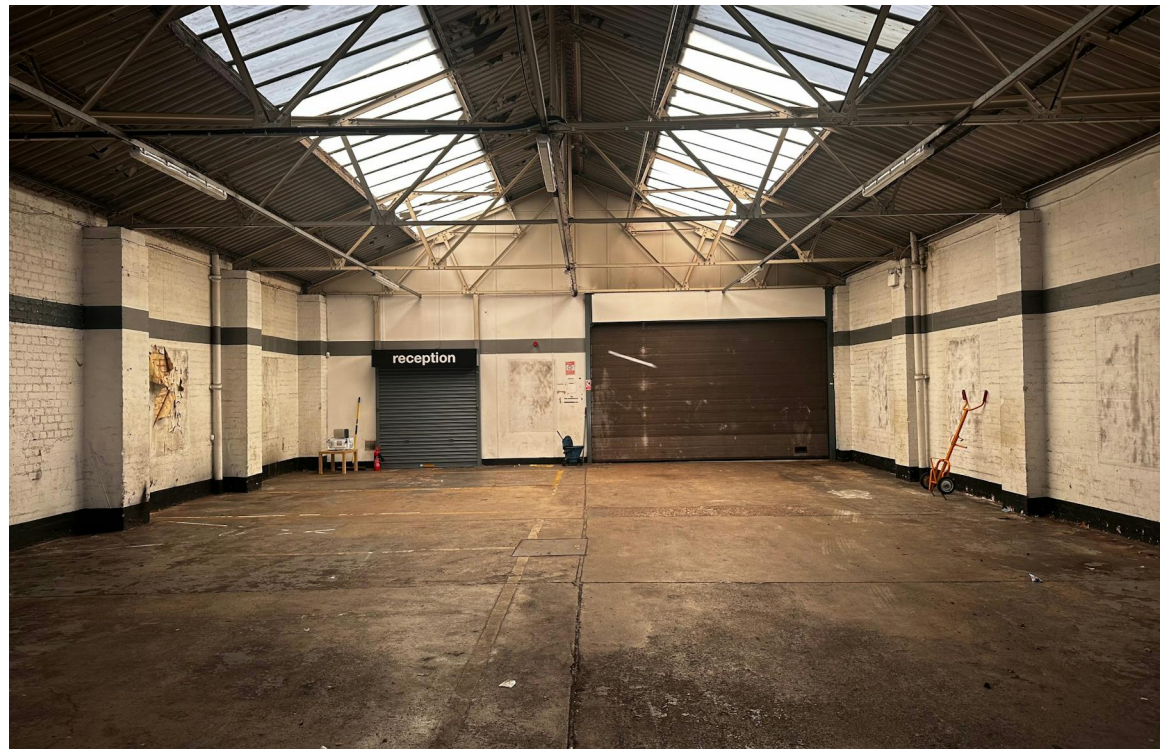
DESCRIPTION

The property comprises a ground floor commercial unit, most recently utilised as a motor vehicle and MOT workshop.

Access is provided via a large roller shutter door to the front elevation, leading into a dedicated parking bay. Beyond this is the main workshop area, which benefits from a single-bay steel truss roof with profiled cladding and translucent roof lights, providing excellent natural illumination.

The workshop features concrete flooring, full-height brick elevations, and modern LED lighting throughout. To the front of the property, there is a well-presented reception area and office space, offering a welcoming customer interface. To the rear, welfare facilities are provided alongside a viewing gallery overlooking the workshop floor.

The property is well-suited to a range of commercial, light industrial, or workshop uses.

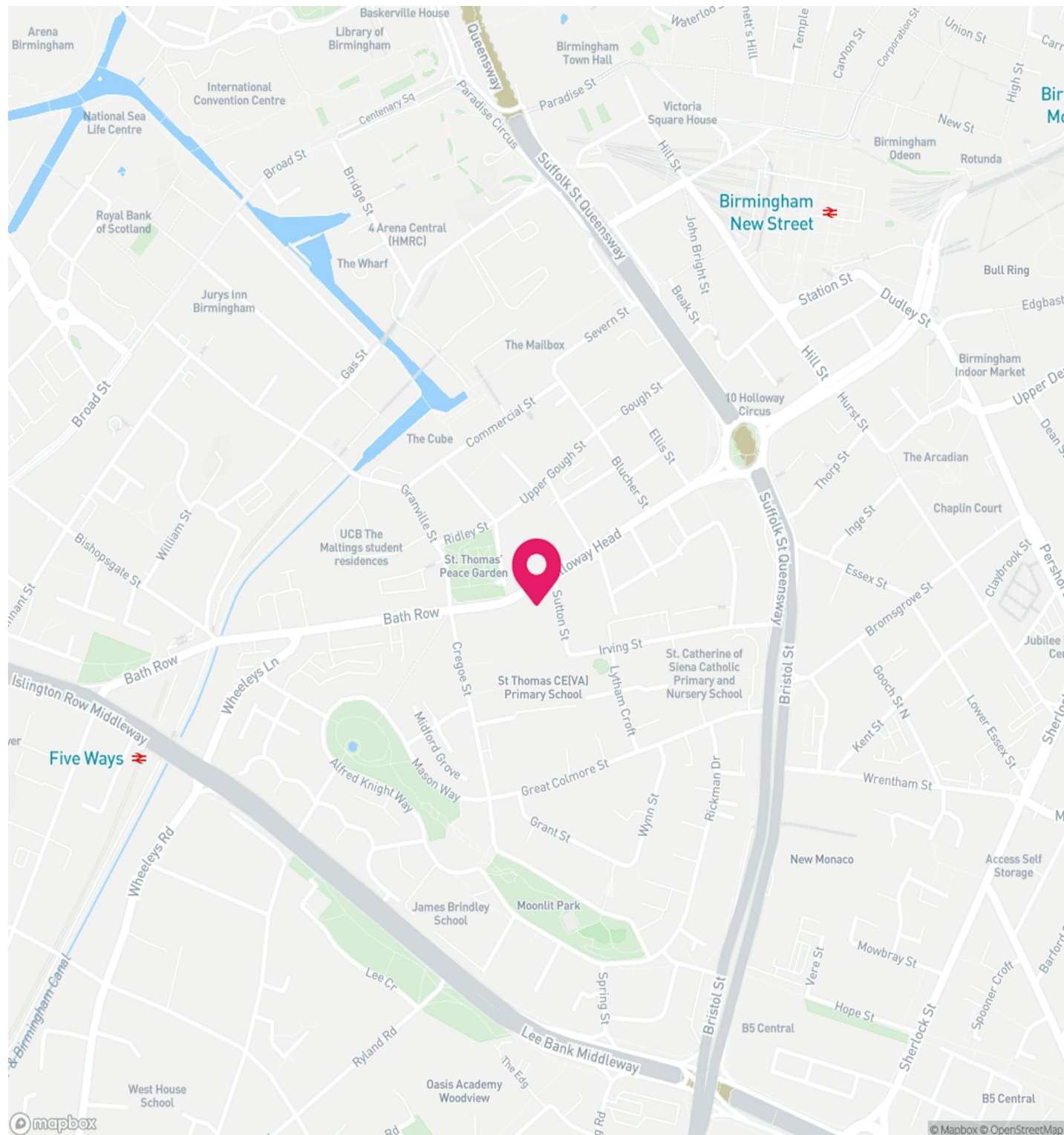


LOCATION

The property occupies a prominent position on Holloway Head (B4127), close to the junctions with Bristol Street (A38) and Suffolk Street Queensway (A38). It is within walking distance of The Mailbox, one of Birmingham's premier retail and leisure destinations, as well as the Bullring & Grand Central shopping centre. Birmingham New Street Station is approximately 0.4 miles away, providing direct national connections, including London Euston in around 1 hour 20 minutes.

The property benefits from excellent road communications, with the A38 offering direct access to the A4540 Middleway and the wider West Midlands road network. Junction 6 of the M6 motorway (Spaghetti Junction) is approximately 3.5 miles to the north, linking to the M5, M42 and national motorway network.

Numerous bus routes operate along Holloway Head, Bristol Street, and Suffolk Street Queensway, providing frequent services across Birmingham and surrounding areas. Birmingham New Street Station is just a 7-minute walk, offering frequent rail services across the UK, while Birmingham Moor Street and Snow Hill stations are also easily accessible.



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.

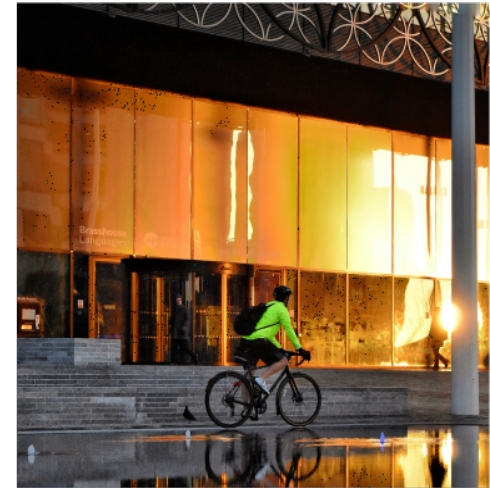
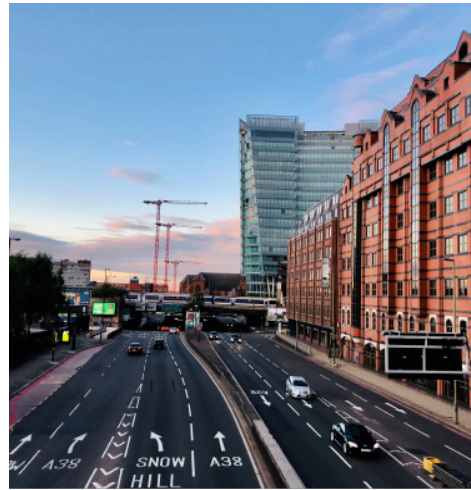
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Motor Trade	6,297	585.01	Available
Total	6,297	585.01	

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

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

RATEABLE VALUE

£54,500. Current rateable value (1 April 2023 to present)

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£52,500 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.

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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