

**35 COVENTRY STREET, BIRMINGHAM, B5 5NH**



**TO LET  
(BY WAY OF ASSIGNMENT)  
PORTAL FRAMED  
GROUND FLOOR,  
INDUSTRIAL/WAREHOUSE  
ACCOMMODATION**

**3,700 sq.ft/343.75 sq.m**

- Substantial, electrically operated roller shutter door access
- Forecourt, off street loading/car parking
- Situated at the heart of Digbeth, within close proximity to Birmingham City Centre
- Substantial, three phase electrical supply
- Apex height circa 20' 6" /6.25 m.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

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## LOCATION

The subject premises enjoys direct frontage onto Coventry Street, situated within close proximity to the intersection with Trent Street.

The property is located at the heart of Digbeth, an area adjoining Birmingham City Centre/the Inner Ring Road/central business district.

Coventry Street/Oxford Street provide direct access to Digbeth High Street (A4100), which in turn provides direct access to the middle ring road (Camp Hill Circus).

The main Aston Expressway (A38M – circa 1½ miles due north) provides direct access to Junction 6 of the M6 motorway, “Spaghetti Junction”.

## DESCRIPTION

The subject premises provides ground floor, portal framed, industrial/warehouse accommodation.

Advantages include:

- a. Forecourt off street loading/car parking.
- b. Substantial, electrically operated roller shutter door access (width 14'. 4"/4.98m. – height 13' 10"/4.22m.)
- c. Apex Height circa 20' 6"/6.25 m.
- d. Solid concrete floor structure
- e. Excellent natural light
- f. Fluorescent strip lighting.

## ACCOMMODATION

Its 3,700 sq.ft/343.74 sq.m.

The accommodation includes a reception, male and female toilet facilities, a kitchen and a first floor office.

## MAIN SUPPLIES

The subject premises has the benefit of a substantial, three phase electrical supply, water and drainage.

A gas supply is available. although a meter has to be installed.

## TENURE

The property is available by way of an assignment of an existing full repairing and insuring lease, expiring 24<sup>th</sup> December 2021.

Current rental, £16,500 per annum exclusive, payable quarterly in advance .

## VAT

VAT is not applicable

## ANNUAL INSURANCE PREMIUM

The annual insurance premium payable by a tenant will be in the region of £1,650.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own reasonable legal costs.

## BUSINESS RATES

Rateable Value: £14,500

Rates Payable: circa £7,000 p.a

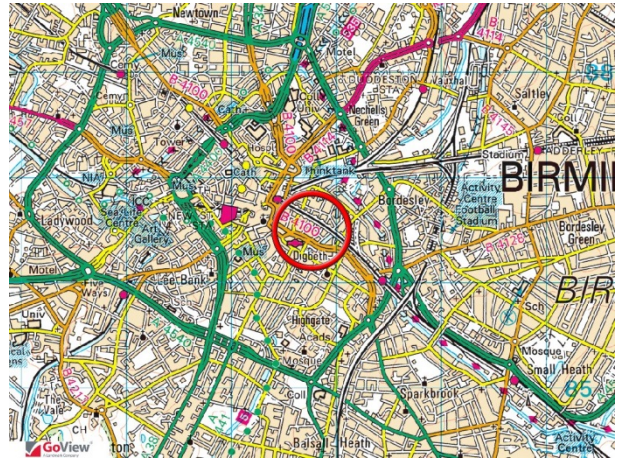
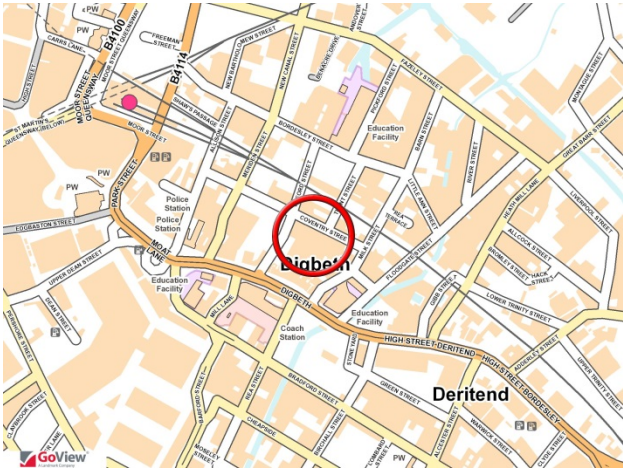
## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.