

33 REA STREET, BIRMINGHAM, B5 6HT



## TO LET

### BUSINESS/WAREHOUSE ACCOMMODATION

**18,500 sq.ft/1,718.70 sq.m**

- Within close proximity to Birmingham City Centre/Central Business District.
- Within close proximity to the intersection with Bradford Street.
- Secure off-street car parking facility.
- Electrically operated roller shutter door access.
- Glazed showroom frontage.
- Electrically operated security shutters to all windows and doors.
- Gas fired central heating/blow heater.



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## LOCATION

The subject premises, adjoining Birmingham City Centre/central business district, enjoys a substantial frontage onto Rea Street, located within close proximity to the intersection with Bradford Street.

Rea Street, in conjunction with "High Street Digbeth", provides direct access to both the inner and middle ring roads.

Access to the National Motorway Network is provided by junction 6 of the M6 motorway, "Spaghetti Junction" (circa 2 miles north east – via inner ring road and Aston Expressway – A38M).

## DESCRIPTION

The subject premises provided predominantly ground floor warehouse accommodation, including various mezzanine structures, a showroom and ancillary office accommodation.

Advantages include;

- Electrically operated roller shutter door access (width **13ft 11"/4.24 m – height 10ft 10"/3.30 m**).
- Secure, off street car parking facility, located at the intersection of Rea Street and Moseley Street.
- Gas fired central heating/floor mounted blow heater (ducted).
- Ground floor showroom facility (full height glazed display windows).
- Electrically operated security shutters to all windows and doors.

## ACCOMMODATION

**18,500 sq.ft/1,718.70 sq.m**

## TERM

3 years.

## RENTAL

**£40,000 per annum exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is not applicable

## BUSINESS RATES

Rateable Value: £28,250

Rates payable: £13,840

## MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, gas, water and drainage.

## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

### **For More Information Contact:**

Robert Taylor BSc MRICS

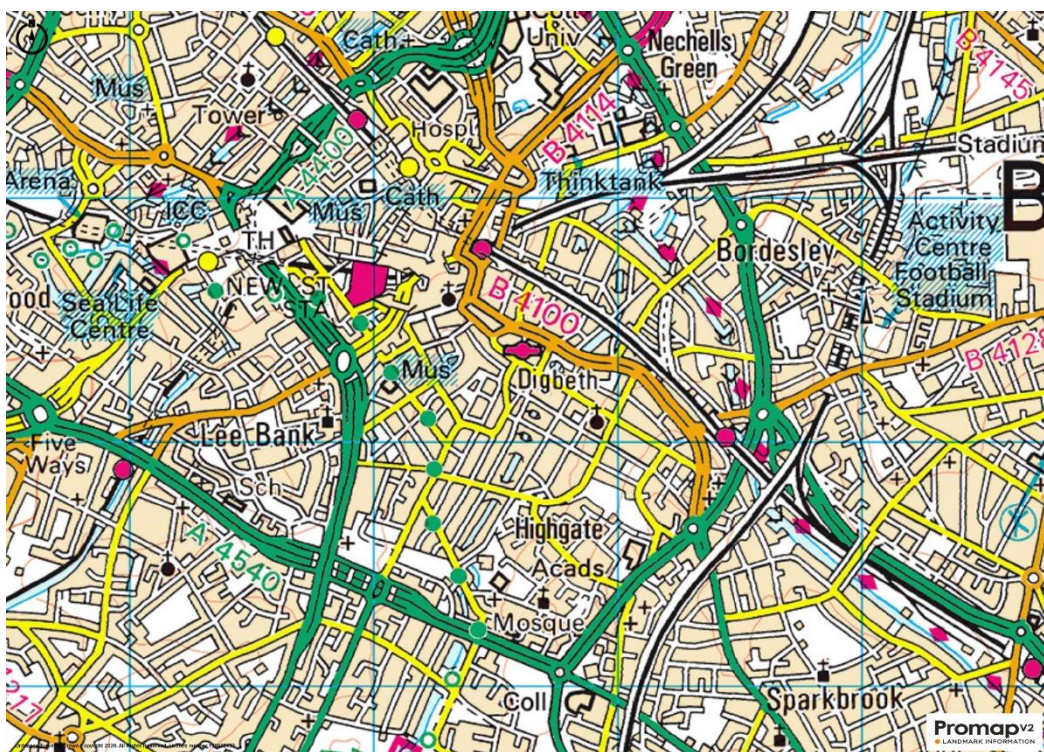
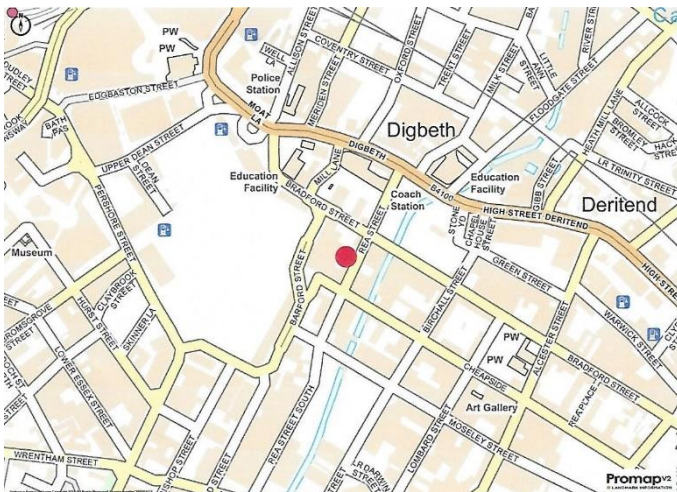
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**SMB**  
Stephens McBride



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Secure car park



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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.