

28/29 LOWER TOWER STREET, BIRMINGHAM, B19 3NH



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

10,000 sq.ft/929.02 sq.m

- Prominent position – substantial (direct) frontage onto Lower Tower Street.
- Accessed via 2, electrically operated roller shutter doors.
- Within close proximity to Birmingham City Centre, the inner and middle ring roads.
- Within close proximity to the main Aston Expressway (A38M).



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

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LOCATION

The subject premises enjoys an extensive frontage onto Lower Tower Street, situated directly opposite the intersection with Ward Street.

Ease of access to New Town Row (A34), Birmingham City Centre, the inner & middle ring roads.

The main Aston Expressway (A38M – circa .5 of a mile north east) provides direct access to junction 6 of the M6 motorway, “Spaghetti Junction”.

DESCRIPTION

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

Advantages include:-

- 2, substantial, electrically operated roller shutter doors.
Door 1 – width - **12 ft. 8”/3.86 m.**
height - **16 ft. 7”/5.05 m.**
Door 2 – width - **10 ft. 7”/3.22 m.**
height - **12 ft./3.66 m.**
- Working height – circa **14 ft./4.27 m.**
- Excellent natural light.
- Solid concrete floor structures throughout.

ACCOMMODATION

10,000 sq. ft./929.02 sq. m.

VAT

VAT is not applicable.

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply (100 amp), water and drainage.

Mains gas is connected, although any potential occupier would have to arrange for a new meter to be installed.

TENURE

The property is available on the basis of a 5 year, full repairing and insuring lease.

RENTAL

£55,000 pax

RENTAL PAYMENTS

Either quarterly in advance or monthly in advance by standing order.

BUSINESS RATES

Rateable value (April 2026): **£37,750**
Rates payable circa, **£18,875 pa**

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

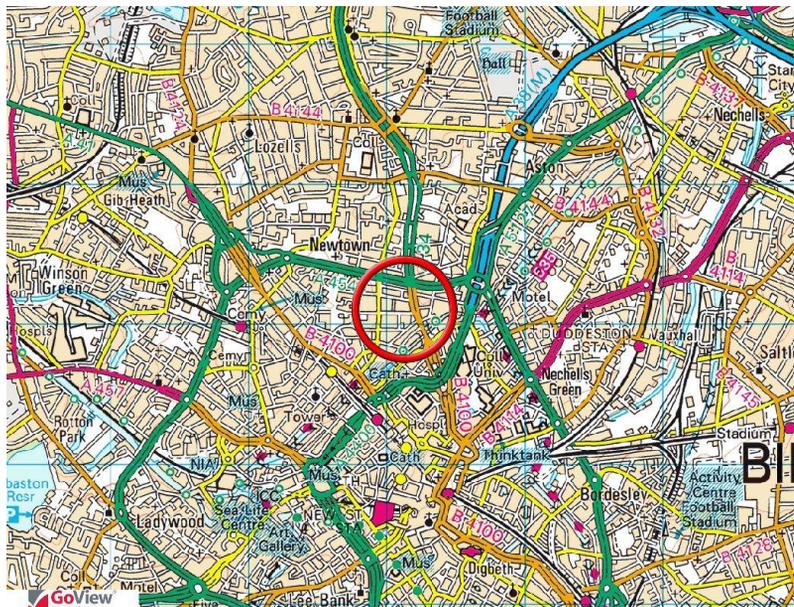
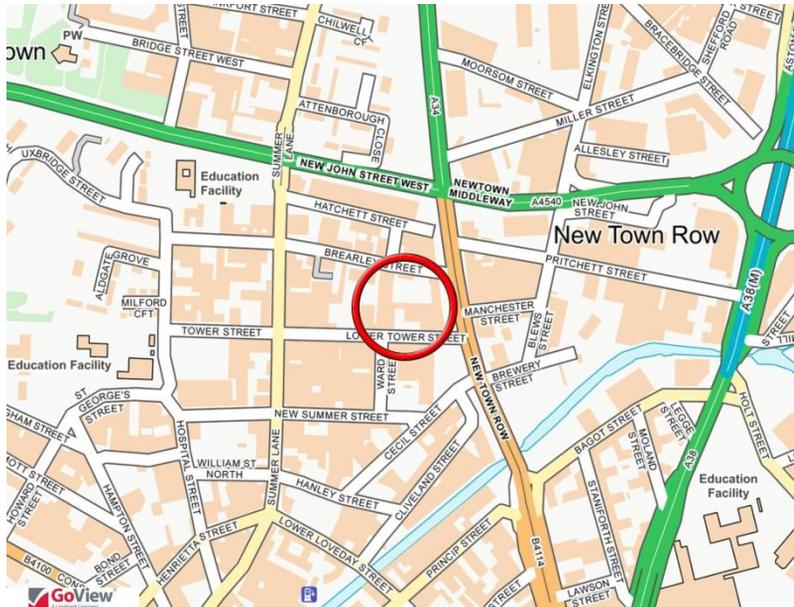
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NOTICE

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.