

21/23 PRINCIP STREET, BIRMINGHAM, B4 6LE



TO LET

LOW COST

**WAREHOUSE/STORAGE/OFFICE
ACCOMMODATION**

19,275 sq.ft/1,790.69 sq.m

- Extensive frontage on to Princip Street/prominent position.
- Within close proximity to Birmingham City Centre, the inner and middle ring roads and the main Aston Expressway (A38M).
- Electrically operated roller shutter door access.
- Part portal framed.
- Apex height circa 23' 0"/7.01m.
- Gas fired central heating system .
- Passenger lift



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent position, enjoying an extensive frontage on to Princip Street.

Princip Street is accessed via Newtown Row (B4114).

Princip Street in conjunction with Shadwell Street provides direct access Old Snow Hill/St Chad's Circus/central business district.

The area adjoins both the inner (St Chad's Queensway) and middle ring roads (New John Street West).

Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (circa 1.75 miles north east – direct access via main Aston Expressway).

DESCRIPTION

The subject premises provides ground floor, portal framed, warehouse/storage accommodation, including two storey offices.

Advantages include:

- Apex height circa 23'0"/7.01m.
- Electrically operated, roller shutter door access.
- Suspended ceilings.
- Sodium lighting.
- Gas fired central heating.
- Passenger lift

ACCOMMODATION

19,275 sq.ft/1,790.69 sq..m

For More Information Contact:

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TERM

To be agreed..

RENTAL

£38,000 p.a. exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable .

BUSINESS RATES

Rateable Value: £40,750

Rates Payable: circa £19,500

MAINS SUPPLIES

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

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

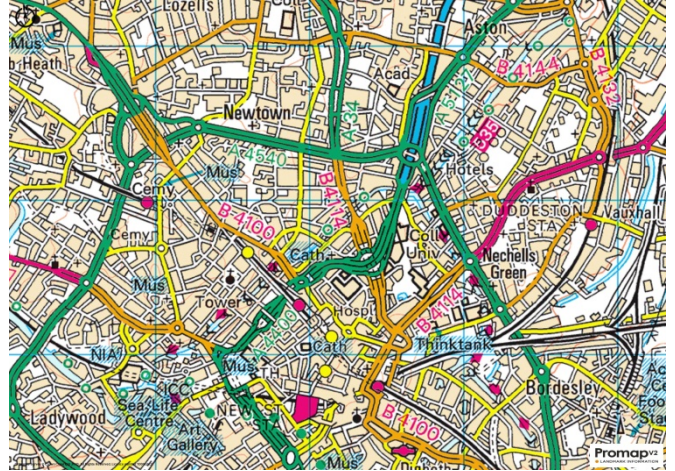
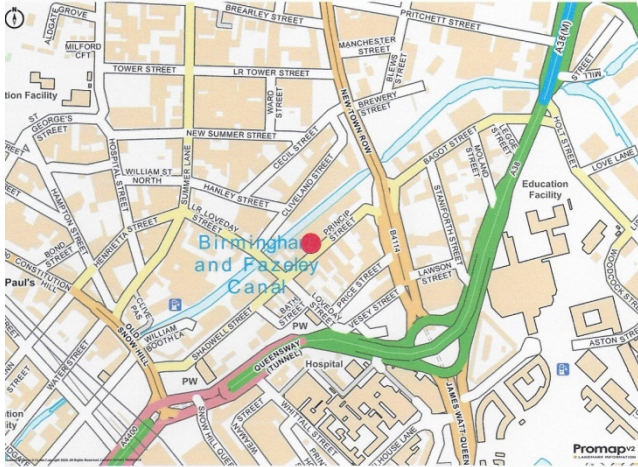
Each party to bear their own proper reasonable legal costs.

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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.