

I N D U S T R I A L



15,770 SQ FT APPROX PLUS BASEMENT

TO LET

**119 FLOODGATE STREET, DIGBETH,
BIRMINGHAM, B5 5SR**

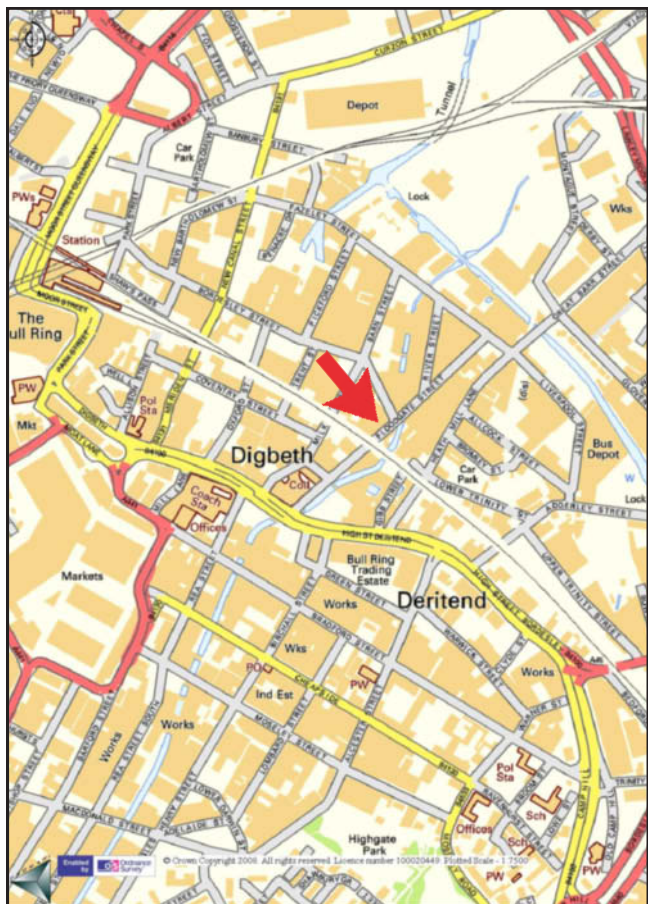
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Chartered Surveyors and Commercial Property Consultants

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LOCATION

The property occupies a prominent location along Floodgate Street, in the Digbeth area of Birmingham, to the north of the main A41 Digbeth High Street. Birmingham City Centre lies less than approximately one mile to the west.

The location provides convenient access to the A38 (M) Aston Expressway which allows access to the national motorway network at Junction 6 of the M6 Motorway.

DESCRIPTION

The property comprises a single storey three bay industrial unit of steel frame construction with brick infill. The premises benefit from fluorescent strip lighting, concrete floor, three phase power, gas air heating, front loading area and rear loading doors allowing direct access to Milk Street.

The property also benefits from good quality office accommodation with kitchen and WC facilities along with basement.

ACCOMMODATION

Total (GIA) 15,770 Sq Ft Approx

Basement 630 Sq Ft Approx

RENTAL

The property is available to let at a rental of £39,500 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

SERVICES

It is understood that all main services are available on or adjacent to the premises, however, prospective tenants should make their own enquiries to the appropriate service providers.

PLANNING

We understand that the unit has planning permission under use classes B1 (Light Industrial), B2 (General Industrial), and B8 (Warehousing). The property may be suitable for other uses subject to planning consent.

AVAILABILITY

The property is available immediately, subject to the completion of legal formalities.

VIEWINGS

Strictly via prior appointment with the sole agents: **NATTRASS GILES** on **0121 333 3363**.

NOV 2008



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