



TO LET

Warehouse/Storage Arches
462 - 471 Sq Ft (42.88 - 43 Sq M)



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Lawden Road,
Birmingham, B10 0AB



LAWDEN ROAD, BIRMINGHAM



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Warehouse/storage arches suitable for light industrial use and other changes of use, subject to planning, located within Birmingham city centre.

- Arches range from 462 - 471 sq ft (42.88 - 43 sq m)
- Refurbished space
- Kitchenette and WC facilities
- Prominent location facing the A45 Small Heath Highway
- Consented for warehouse, storage and light industrial use
- Suitable for a variety of other uses subject to planning
- Excellent location approximately 1 mile from Birmingham city centre
- Approximately 0.8 miles from the thriving commercial Digbeth area
- Close to the Eastside regeneration project and the Midlands Metro extension
- Access available off the Bordesley Circus roundabout and the A45 Small Heath Highway



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Archway warehouse/storage units

Location

The arches are located fronting the A45 Small Heath Highway, opposite the Infiniti Centre Birmingham.

The adjacent arches comprise other industrial and warehouse uses. The units are well located with the centre of Digbeth approximately 0.8 miles, the Bullring and Birmingham Grand Central approximately 1 mile to the north west.

Access is available off Small Heath Highway, close to the A45 Coventry Road.

Description

The units comprise archways underneath the railway line, converted into warehouse/storage facilities suitable for light industrial uses and other uses, subject to planning.

The arches specifications include:-

- Brick elevations, internally fitted with profile metal cladding.
- Concrete floor.
- Kitchenette and WC facilities in some of the units.
- Roller shutter door access from approximately 2.69 m high x 3.23 m wide to 3.07 m high x 3.99 m wide.
- Eaves height ranging from 4.36 m to 4.57 m.
- Fluorescent strip lighting.
- Three phase electricity.
- Power point connections fitted throughout.

Accommodation

Arches from 462 to 471 sq ft (42.88 to 43 sq m).

Availability schedule available upon request.

Rent

The rent for each arch is available upon request.

Tenure

The arches are available by way of new full repairing and insuring leases for a minimum term of three years.

Business Rates

The Rateable Value for each arch is available upon request.

Services

We understand mains water, drainage and electricity are available to the units.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Tenants to contribute £395 plus VAT towards the documentation and administration costs.

Property Insurance

The landlord insures the premises and reclaims the premium from the tenant.

EPC

EPC's are exempt due to the floor areas being less than 50 sq m for each unit.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenants will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

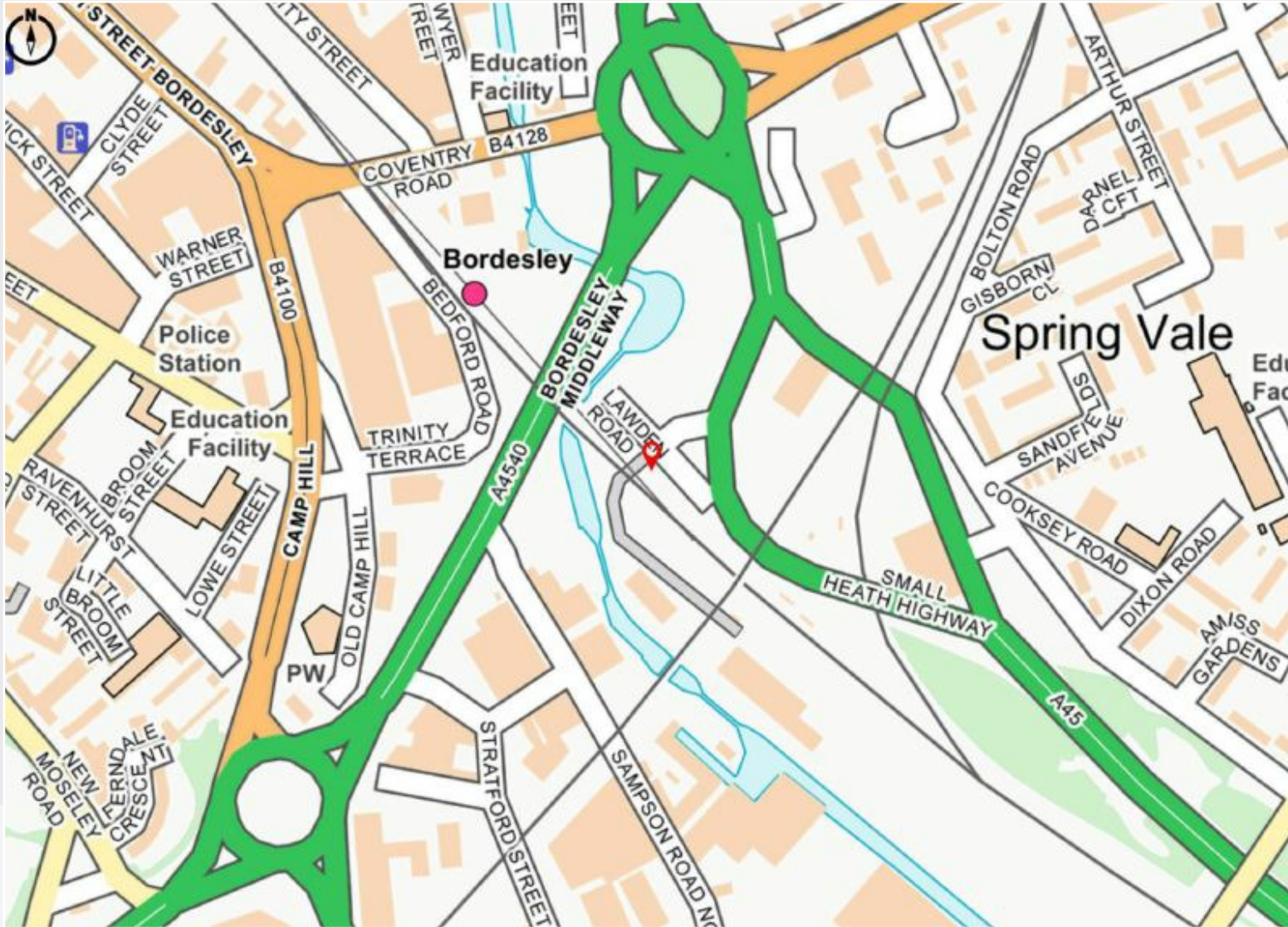
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenants should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



LAWDEN ROAD, BIRMINGHAM



Licence Number - 100022432 - Not to Scale

Approximate Travel Distances

- Locations**
- Digbeth 0.8 miles
 - Birmingham centre 1 mile
 - Junction 6 of M6 3.6 miles
- Sat Nav Post Code**
- B10 0AB

- Nearest station**
- Bordesley 0.3 miles

- Nearest Airports**
- Birmingham Int 8 miles



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Particulars dated February 2020. Photographs dated February 2020.

