



## TO LET

### Retail Warehouse (alternative uses, STP)

Solar Works, Digbeth, Birmingham, B5 5PH

75,245 sq ft (6,990 sq m)

Total Gross Internal Area

**Rent on application**

## LOCATION

The property is located in the popular area of Digbeth, at the corner of Bordesley Street and New Canal Street

The property is also in close proximity to Birmingham City Centre, with Birmingham New Street Station being a 10 minute walk away.

Bordesley Street is accessed off the B4100, High Street, Deritend.

## DESCRIPTION

The premises comprise an imposing, multi-storey building previously used as a discount retail warehouse is considered to be suitable for a range of retail, leisure, office uses.

## ACCOMMODATION

Measured as Gross Internal Area in accordance with RICS Code of Measuring Practice.

	sq m	sq ft
Total	6,990	75,245

## RENT

Rent on application

## LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties. Any lease granted will be contracted out of the security of tenure provisions of the Landlord & Tenant Act and will contain flexible Landlord break options.

## BUSINESS RATES

To be separately assessed.

## UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

To be confirmed

## VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

## VIEWING

Please contact

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## SUBJECT TO CONTRACT

March 2020

