SHEPHERD COMMERCIAL

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TO LET
MODERN INDUSTRIAL WORKSHOP
OF 5,285 SQ FT (490.98 SQ M)

Being:-

67 REA STREET
DIGBETH
BIRMINGHAM
B5 6BB

❖ **Modern unit, close to City Centre**

❖ **Limited rear car parking**

❖ **Lease term multiples of 3 years**

RENTAL £22,000 per annum plus VAT

LOCATION:

Rea Street is situated within the Digbeth area of Birmingham half a mile south of Birmingham city centre in a predominately industrial location. All local amenities are in the immediate vicinity.

DESCRIPTION:

The property comprises a centre terraced single storey steel framed workshop, with brick elevations.   Access into the accommodation is by way of two up and over loading doors and two personnel doors. Internally the accommodation has had an office created, together with W.C. facilities. The premises have an eaves height of 17ft 3 and a plastisol insulated roof incorporating translucent roof lights providing good natural light. Lighting is by way of fluorescent fittings and heating is by way of suspended gas fired blow heater.

ACCOMMODATION:

Workshop   5,285 sq ft

TENURE:

The premises are available upon lease for a term of years incorporating three yearly rent reviews on a full repairing and insuring basis. With the Landlord to insure the premises and re charge the annual premium to the tenant.

RENTAL:

£22,000 per annum plus VAT

SERVICES:

We understand that all mains services including three phase electricity are connected to the property.

RATING ASSESSMENTS:

Rateable Value: £31,000.00

We would advise all interested parties to confirm the above figures with Birmingham City Council Rates Department on 0121 303 5509/5510 or 5511 for confirmation/clarification

LEGAL COSTS:

The ingoing Tenant to contribute £500.00 plus VAT, towards the Landlord's legal costs incurred in the preparation of the lease.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the sole Agents

Shepherd Commercial 01564 778890

Or via email to;

enquiries@shepcom.com