



SHEPHERD

31 and 32 Manchester Street, 1-3 Manchester Street, Birmingham, B6 4HL

A 15,962sqft industrial unit triangulated just north of Birmingham City Centre between the A38, A34 and Newtown Row

Summary

Tenure	To Let
Rent	£125,000 per annum
Service Charge	N/A
Rates Payable	£32,684.50 per sq ft Based on 2023 valuation
Rateable Value	£65,500
EPC Rating	C

Key Points

- 5.25m Roller Shutter Access
- Access to J6 of the M6
- 15,962sqft
- Mezzanine
- Less than 1 mile north of the CBD
- Rare opportunity
- Internal offices

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DESCRIPTION

31 and 32 Manchester Street, Birmingham is a 15,962sqft industrial and logistics premises comprised of ground floor and mezzanine apportions within a primarily brick built structure incorporating metal clad extensions throughout the warehousing aspects. Benefitting from over 52 metres of frontage across Manchester Street and Blews Street, the premises formerly operated as a dark kitchen to prepare delivery goods across the city.

LOCATION

31 & 32 Manchester Street are set just north of the CBD of Birmingham City, some circa 2 miles north-east, a distance of 9 minutes in a vehicle and 15 minutes by public transport. The close proximity provides ample access to retail hubs such as the Bullring and business hubs such as Colmore Row.

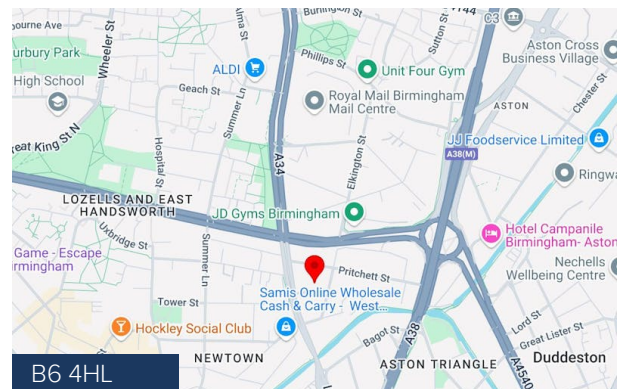
Arterial route connections are significant with both the Lichfield Road (A5127) and Aston Expressway (A38M), less than a 0.5 mile from Manchester Street. The nearest motorway junction is Junction 6 of the M6 leading both north and south through Spaghetti Junction.

VIEWINGS

Strictly by appointment with Shepherd Commercial.

TERMS

The property is to be let for a fixed term at the marketing figure, and will include a rent-free period to supplement fit-out away from the current division of kitchen preparatory areas.



Viewing & Further Information

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