



## TO LET

### Temporary 'Meanwhile' Uses

Typhoo Building, Digbeth, Birmingham, B5 5PH

150,600 sq ft (13,991 sq m)

Total Gross Internal Area

**Rent on application**

## LOCATION

The property is located in the popular area of Digbeth, close to 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 warehouse by Typhoo Tea. The building is in a dilapidated condition and forms part of a larger redevelopment site in the medium term. In the interim period temporary 'meanwhile' uses will be considered for part or the whole of the property.

## ACCOMMODATION

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

Floor	sq m	sq ft
Ground	5,824.10	62,691
First	5,659.00	60,913
Second	2,508.00	26,996
<b>Total</b>	<b>13,991.10</b>	<b>150,600</b>

## RENT

Rent on application

## LEASE TERMS

The accommodation is available by way of a new lease for a term 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

Not currently 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

[richard.bache@pennycuick.co.uk](mailto:richard.bache@pennycuick.co.uk)

0121 452 8350

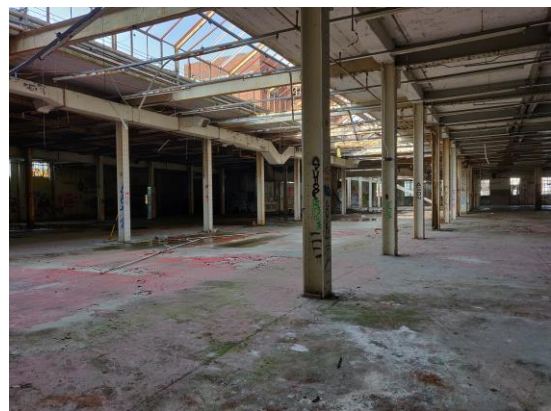
or

[alexia.frixou@pennycuick.co.uk](mailto:alexia.frixou@pennycuick.co.uk)

0121 452 8351

## SUBJECT TO CONTRACT

April 2020



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