



# TO LET

## Industrial

82 Milk Street, Digbeth, Birmingham, B5 5TL

11,625 sq ft (1,080 sq m)

Total Gross Internal Area

**£45,000 pax**

## LOCATION

The property is located in the popular area of Digbeth, a large number of industrial businesses populate the area.

The property is also in close proximity to Birmingham City Centre, with Birmingham New Street Station being a 15 minute walk away.

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

## DESCRIPTION

The premises comprise a workshop with brick elevations, concrete floor and steel trussed roof.

Office and toilet facilities are provided.

The property is self-contained, with both pedestrian and vehicle access to the unit from Milk Street.

## ACCOMMODATION

The subject accommodation comprises the entire property at 82 Milk Street. The accommodation is an industrial unit with offices and toilet. Access is via loading and pedestrian doors from Milk Street.

## FLOOR AREA

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

	sq m	sq ft
Total	1,080	11,625

## RENT

Quoting rent is £45,000 per annum exclusive, payable quarterly in advance.

## LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

## BUSINESS RATES

Rateable Value: £17,250.

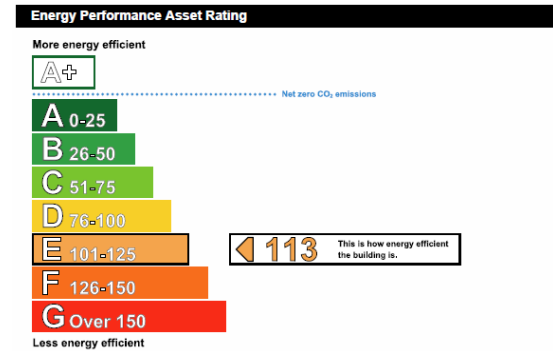
## UTILITIES

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



## VAT

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

## VIEWING

Please contact Richard Bache at [richard.bache@pennycuick.co.uk](mailto:richard.bache@pennycuick.co.uk)  
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## OR JOINT AGENTS

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## SUBJECT TO CONTRACT

November 2017



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