



TO LET

Industrial

80 Wrentham Street, Southside, Birmingham. B5 6QP

11,492 sq ft (1,068 sq m) GIA

£15,000 pax

LOCATION

The property is located in the Southside area of Birmingham, situated on the corner of Wrentham Street and Gooch Street North within easy walking distance of the Arcadian Centre, Chinatown and Birmingham City centre.

The property is easily accessed from the A4540 Belgrave Middleway which in turn connects with all major arterial routes leading into and out of the city centre.

Bus routes serve the local area, with both New Street and Moors Street railway stations within easy reach, as well as the National Express Coach Station in Digbeth

DESCRIPTION

The property comprises a two storey industrial unit of steel frame construction with brick elevations and concrete floor. Car parking and loading yard are also included.

ACCOMMODATION

	SQ FT	SQ M
Total	11,492	1,068

RENT

£15,000 per annum, to be paid quarterly in advance.

LEASE TERMS

The accommodation is available by way of a new short term lease for a maximum term of 3 years (contracted out of the security of tenure provisions of the Landlord and Tenant Act 1954). **Frequent Landlord's break rights will also apply.**

BUSINESS RATES

Rateable Value: £16,500

UTILITIES

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

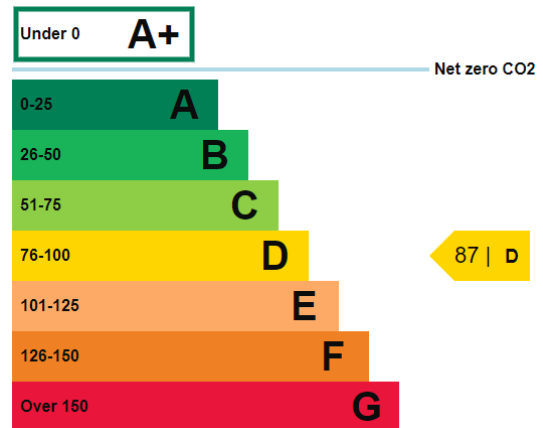
LEGAL COSTS

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

VAT

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

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

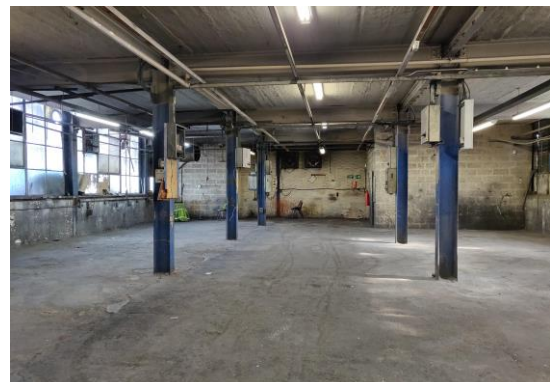
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Jack Summers

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SUBJECT TO CONTRACT

December 2020



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