

TO LET

JOINERY WORKSHOP



55 SOUTH ROAD, BIRMINGHAM, B11 1EX

1,267 SQ M 13,635 SQ FT

Suit a variety of industrial uses

Rental £70,000 pax

LOCATION

The property is situated in a mixed commercial and residential area, approximately one mile from Birmingham city centre in a convenient location being directly connected to the A4540 Middle Ring Road leading to A38(M) Motorway and with rail links close by at Bordesley railway station to Birmingham Centre.

DESCRIPTION

The property comprises a joinery shop with front two storey offices with private car parking and separate shared yard.

The offices have been fitted out to a high standard incorporating a large general office to the ground floor with private office having full height glazed partitioning, entrance/trade counter, male and female toilets, kitchen, further private office with window overlooking the workshop and a well fitted boardroom.

The main workshop is of brick construction with flat roof having raised central "lantern lights" providing good natural lighting and has a working height of 3m.

The rear extension is of steel portal frame with lined, profiled metal cladding having a working height of 4.5m. There is a roller shutter loading door providing access from the shared yard.

The loading bays is accessed from the separate private yard and has a similar construction to the workshop extension.

The joinery workshop is fitted out for its purpose with various items of plant that could be included in a letting subject to negotiations

ACCOMMODATION

	sqm	Sq ft
Offices	189	2,037
Front workshop	377	4,059
New workshop	563	6,062
Loading Bay	137	1,477
TOTAL	1,267	13,635

RENT

Quoting rent is £70,000 per annum exclusive, payable quarterly in advance



LEASE

A full repairing and insuring lease to be granted for a term of 10 years with 5 yearly upward only rent reviews

LEGAL COSTS

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

SERVICE CHARGE

A service charge is payable to cover the cost of maintenance and upkeep of communal areas.

VAT

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

EPC

tba

PLANT FITTINGS

The joinery workshop is fitted out for its purpose with various items of plant that could be included in a letting subject to negotiations

VIEWING

Strictly by prior appointment:

Richard Bache

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Alan Price

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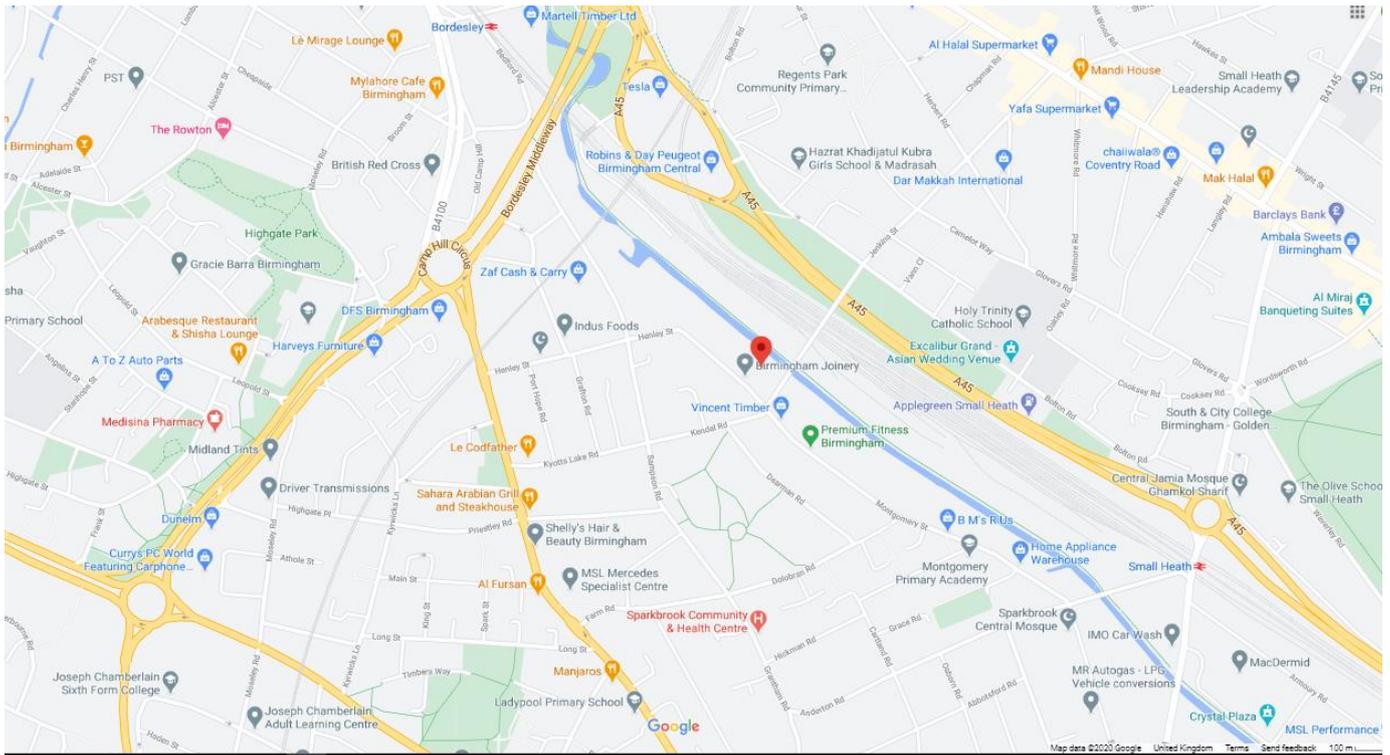
SUBJECT TO CONTRACT

December 2020



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