TO LET
GREAT LISTER STREET
CORNER OF ADAMS STREET
NECHELLS
BIRMINGHAM
B7 4DA

£19,500 per year
6854.00 sqft / 636.76 sqm
Office, Industrial, Warehouse

TWO STOREY INDUSTRIAL UNIT WITH TRADE COUNTER,
OFFICES AND WORKSHOP
PROMINENT POSITION CLOSE TO CITY CENTRE
Location
The property is situated on the corner of Great Lister Street and Adams Street close to Dartmouth Middleway (A4540) and Birmingham city centre.

Accommodation
The property consists of a two storey industrial / workshop unit with offices and trade counter.

There is an open sided loading bay and car parking accessed via a secured gated entrance on Adams Street.

<table>
<thead>
<tr>
<th>ACCOMMODATION</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workshop</td>
<td>202.56</td>
<td>2,180</td>
</tr>
<tr>
<td>First floor stores</td>
<td>279.28</td>
<td>3,006</td>
</tr>
<tr>
<td>Ground floor offices</td>
<td>62.76</td>
<td>676</td>
</tr>
<tr>
<td>Front floor offices</td>
<td>92.14</td>
<td>992</td>
</tr>
<tr>
<td>TOTAL</td>
<td>636.74</td>
<td>6,854</td>
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or thereabouts

Terms
The property is available to let on a new FRI lease for a term of 5 years at a rent of £19,500 pax. Please contact the agent for further information.

Rateable value
The Valuation Office Agency website states that the property is currently assessed for rating purposes as follows:

Warehouse and Premises: RV £18,750
The estimated rates payable for 2019 - 2020 are £9,450.00. Business rates relief may apply.

Prospective occupiers are strongly advised to rely on their own enquiries with Birmingham Rating Authority on 0121 303 5509.

Services
We understand all mains services including gas, electricity, water and mains drainage are connected to the property.

The agents have not tested the services and prospective occupiers are advised to make their own enquiries regarding the adequacy and condition of these installations.

Planning
It is understood that the property has planning permission under use classes B1, B2 and/or B8 - Industrial / Warehousing.

Prospective occupiers are advised to make their own enquiries with the planning department - 0121 303 1115.
Viewings

Strictly by prior appointment with the sole agent Chivers Commercial. Please contact 0121 441 3040. 
zafar@chiverscommercial.co.uk

Costs

Each party to bear their own legal fees.

Proposed tenant to lodge a security deposit of £1,000 to cover the cost of abortive legal fees. On completion of the letting the deposit will be offset against first quarter’s rent.

VAT

All figures quoted are exclusive of VAT which will be added as required.

Additional Information

EPC Certificate available on request - rated D.

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CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED:
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