

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



177 Booth Street
Handsworth
Birmingham
B21 0NU

8,930 Sq Ft (829.62 Sq M) + 920 sq ft mezzanine

- ❖ IMMEDIATELY AVAILABLE
- ❖ EAVES HEIGHT 6.1M
- ❖ 1.5 MILES FROM JNC 1 OF M5
- ❖ SELF CONTAINED DETACHED UNIT
- ❖ LARGE SECURE PRIVATE YARD
- ❖ LOCATED OUTSIDE OF THE CAZ



LOCATION

The property occupies a prominent position on Booth Street at the junction with Crocketts Road which provide access to the A41 Holyhead Road and in turn by heading west to Junction 1 of the M5 Motorway (1.5 miles distant) or east into Birmingham City Centre (3 miles distant).

Handsworth Booth Street Metro Station is conveniently located just 0.1 mile away.

The premises are located outside of the Birmingham Clean Air Zone.

DESCRIPTION

The unit is fronted by a two storey office with a warehouse to the rear and parking and yard to the side.

The warehouse is of steel portal frame construction, with part brick and part insulated metal profile cladding. The minimum eaves height is 20 ft (6.1m) and a mezzanine area has been added in the warehouse for additional office or storage. Heating is from a floor mounted gas fired blower.

Access is via an electric roller shutter door of 14ft (4.1m) high and 15ft (4.5m) wide that leads on to a concrete surfaced secure private yard that can be used for storage, circulation, and parking.

To the front on the Booth Street elevation is a two storey office building of brick construction that has a gas powered boiler that provides heating via wall mounted radiators.

SERVICES

Mains metered 3-phase electricity (80 amp), gas and water are connected to the property.

The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify they are in working order or fit for their purpose. The applicant is advised to obtain verification from their solicitor or surveyor.

ACCOMMODATION

Warehouse –	6,450 sq ft (599.22 sq m)
Two Storey Offices –	2,480 sq ft (230.40 sq m)
Mezzanine office/storage –	920 sq ft (85.47 sq m)
Total GIA:	8,930 sq ft (829.62 sq m)

RENTAL

£71,500 per annum.

Exclusive of VAT, building insurance, business rates, water rates and all other outgoings.

LEASE TERMS

Available under a new full repairing and insuring lease for a term of years to be agreed.

BUILDINGS INSURANCE

The landlord will insure the building, with the premium to be reimbursed by the tenant.

SERVICE CHARGE

N/A

POSSESSION

Full vacant possession will be offered to a new tenant upon completion of all legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES

2023 Rateable Value – £60,000
Rates Payable 2024/25 at 0.546p in the £: £32,760

ENERGY PERFORMANCE CERTIFICATE

C73 (expires Feb 2033)

VAT

All rentals etc exclude the liability of VAT, which will be chargeable as an addition and at the appropriate rate prevailing.

VIEWING

By appointment with the sole agent: -



Contact: Luke Neal

Ref:2576/04/24

Notice & Conditions

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