

TO LET

80 Dollman Street, Vauxhall, Birmingham B7 4RP



Modern Industrial/Warehouse Unit 6,500 sq ft (604m²)

- ▶ New lease
- ▶ 21 ft (6.4m) Eaves height
- ▶ Secure separate yard and car parking areas
- ▶ Located within 1½ miles of Birmingham City Centre and just off Middle Ring Road System
- ▶ Easy access to junction 6 M6 motorway



Contact: Luke Neal or
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Not to scale

► Location

The property has an extensive frontage to Dollman Street, which can be accessed from either Duddleston Mill Road or Vauxhall Road, via Erskine Street. Vauxhall Road/Duddleston Mill Road (B4132) enjoys a direct link to the Birmingham Middle Ring Road (dual carriageway) at Curzon Circus (A4540). The Middle Ring Road, which is less than one-third of a mile from the property, then provides dual carriageway access, via the Aston Expressway (A38M) to Junction 6 of the M6 motorway.

The property is in an essentially industrial area, just 1½ miles to the east of Birmingham city centre, therefore, well placed for roadway communications and the benefit of good public transport connections with Duddleston railway station within walking distance.

► Description

The site and premises are set behind a metal security fence with large double gates and then approached over a concrete surfaced yard and car park area, with access to the industrial/warehouse unit via two electronically operated roller shutters.

The modern, single storey premises have brick and steel clad elevations with profile steel insulated clad roof over, incorporating translucent panels. The unit has an eaves height of approximately 21ft (6.4m). To the rear of the unit, and accessed via an electrically operated roller shutter, is a further secure concrete surfaced yard.

Offices, a small canteen area and toilet facilities are provided towards the front of the unit.

► Floor Area

6,500 sq ft (604m²)

► Services

Mains gas, electricity and water are connected to the property. The premises benefit from gas-fired blower heaters in the unit and radiators in the office/canteen.

► Planning

From verbal enquiries of the Local Planning Authority it is understood that the property enjoys consent for an industrial and warehouse use, although prospective tenants should make their own enquiries.



Not to scale

► Lease

The premises will be available under a new full repairing and insuring lease for a term to be agreed.

► Rental

£28,000 per annum exclusive of VAT, building insurance, business rates, water rates and all other outgoings.

► Rateable Value

£25,500 with Business Rates (2008/2009) at 0.462p in the £. Accordingly £11,781 payable

► Legal Costs

The ingoing tenant would be responsible for both parties legal costs incurred in the transaction.

► Possession

Vacant possession will be available immediately upon completion of legal formalities

► VAT

All rentals etc are quoted exclusive of VAT, which may be chargeable as an addition and at the appropriate rate prevailing.

► Viewing

By appointment with the agents Luke Neal or Chris White - White Rose, Adam Zarzycki - Bruton Knowles.

Ref: 2251/08/06



Notice and Conditions

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