



TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

UNITS 3 & 4 OXFORD COURT, OXFORD STREET, DIGBETH,
BIRMINGHAM, B5 5NF



3,250 to 7,361 sq.ft (301.93 to 683.86 sq.m)

Approx. Gross Internal Area

- Each unit fitted with Offices
- Approximately 1/2 mile distant from Birmingham City Centre
- Flexible Terms and Incentives Available





LOCATION:

The property is situated on Oxford Street, Digbeth which is accessed via (B4100) Digbeth High Street which in turn connects to (A4540) Bordesley Middleway forming part of the Birmingham Middle Ring Road. The Birmingham Middle Ring Road provides direct access to all major routes running in and out of the City Centre to include national motorway access via Junction 6 of the M6 Motorway.

Birmingham City Centre is approximately 1/2 mile distant from the subject premises.

DESCRIPTION:

Unit 3 is of steel portal frame construction with a pitched roof incorporating translucent roof lights with block work elevations and a concrete floor. The unit benefits from heating, florescent lighting and an eaves height of approximately 4.8m. Office accommodation is provided to the front elevation.

Unit 4 is of steel portal frame construction with a pitched roof, block work and clad elevations. The property is currently configured with refrigerated space to the rear of the unit with part of the warehouse lined and a loading bay to the front. The unit benefits from an eaves height of approximately 4.5 m and ground and first floor offices.

ACCOMMODATION:

	Sqm	Sqft
Unit 3	381.92	4,111
Unit 4	301.93	3,250
Total Approx Gross Internal Area	684.86	7,361

The units are available as a whole or individually.

TENURE:

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL:

Upon application.

PLANNING:

We understand that the premises are allocated for industrial purposes. Applicants are advised to make their own enquires to Birmingham City Council Planning Department on 0121 303 1115.

SERVICES:

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



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

ENERGY PERFORMANCE CERTIFICATE:

An EPC certificate is available upon request.

LEGAL COSTS:

Each party to incur their own legal expenses with regard to any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel:0121 455 9455
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Contact: Emily Filer

Ref: G3569
Date: November 2009

Subject To Contract