

Lambert
Smith
Hampton

84 Bordesley Street

| Digbeth | Birmingham | B5 5PN |

Key features

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- ✓ 42,600 to 178,200 Sq ft of accommodation
- ✓ Central Birmingham location
- ✓ Flexible lease terms available
- ✓ Suitable for commercial / leisure & storage uses
- ✓ Roof space available to let
- ✓ Allocated parking provision

For Lease – ALL ENQUIRIES – 42,600 to 178,200 sq ft

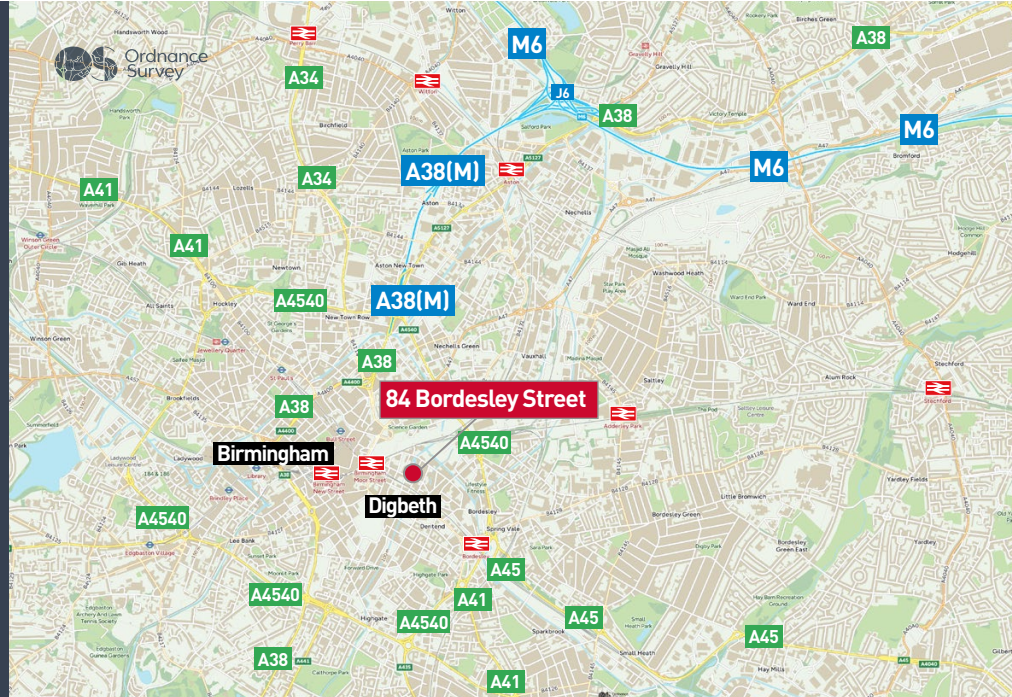
Location

The property is situated in Digbeth, approximately 0.6km from Birmingham city centre with good access to the Birmingham ring road. Known for its vibrant and growing leisure scene, it's now one of the city's highest-growth areas. Major investments are reshaping the landscape. The BBC's upcoming relocation to Digbeth, in the unit next door, marks a significant boost to its creative economy. The upcoming HS2 rail link will further enhance connectivity and accelerate regeneration, attracting more businesses, residents, and visitors.

Birmingham benefits from excellent transport links including Birmingham New Street station, Birmingham Moor Street station, Midlands Metro and the wider motorway network via the M6.

Specification

- ✔ WC and kitchenette facilities
- ✔ Office accommodation
- ✔ Goods lifts
- ✔ Four metal concertina loading doors
- ✔ Allocated parking

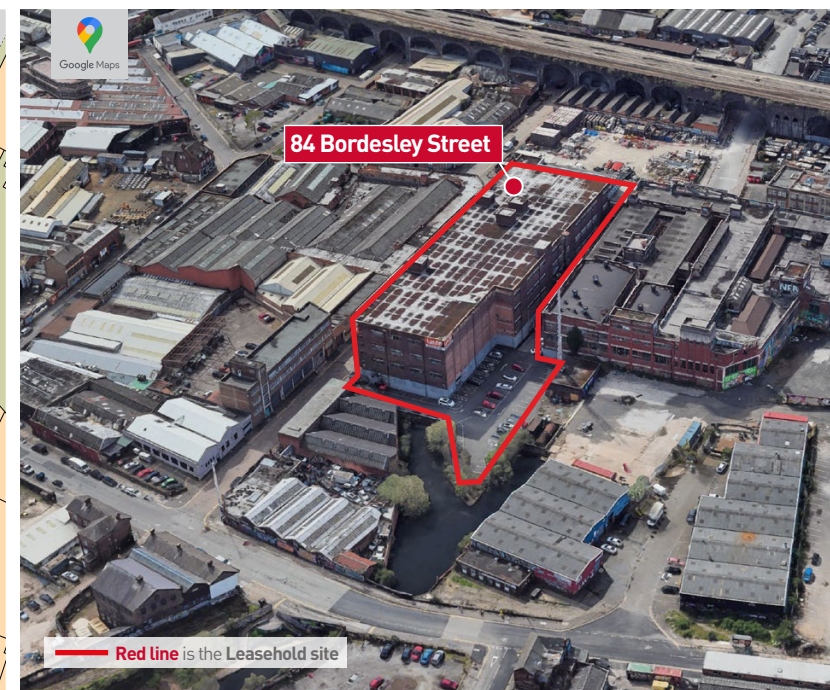
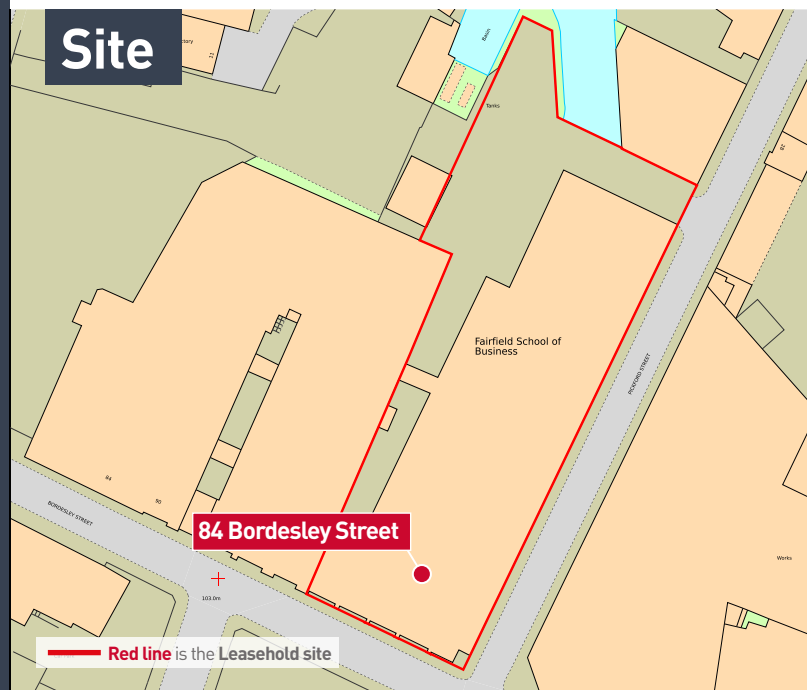


Description

The premises comprise a retail/industrial unit of brick-built construction extending to 178,200 sq ft arranged over four floors. Access to each floor is via a goods lift or internal staircase. The roof is also available to let.

Externally off-the-road loading is provided via four metal concertina loading doors. At the rear of the property there is marked parking provision for circa 60 cars accessed directly off Pickford Street.

The total site extends circa 1.45 acres (0.59 ha).





Suitable for commercial / leisure & storage uses





Four metal concertina loading doors

Accommodation

The units comprise the following approximate Gross Internal Areas:

Area (GIA)	Sq ft	Sq m
Ground Floor Warehouse	3,957.5	42,600
First Floor Warehouse	4,087.6	44,000
Second Floor Warehouse	4,250.2	45,750
Third Floor Warehouse	4,259.5	45,850
Total (GIA)	16,554.8	178,200

Legal costs

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

EPC

The EPC Rating for the property is: **D**.

VAT

We are advised the Property is elected for VAT, as such all prices, premiums and rents etc. are quoted for exclusive of VAT and will be applicable at the prevailing rate.

Business Rates

We advise the interested parties to make their own enquiries with the local authority regarding the rateable values applicable to the premises.

Terms & Tenure

The property is available **leasehold** via a **sublease on terms to be agreed**. Rent on application.



Viewing and Further Information

Please reach out to the sole agents Lambert Smith Hampton for further details or to arrange an inspection:

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