



## **FOR SALE**

**Warehouses/ Industrial Units**

**50-55 Henrietta Street, Birmingham B19 3QD,**

**and**

**Wykes House, Buckingham Street,  
Birmingham, B19 3HR**

**316.79 m<sup>2</sup> (3,410 ft<sup>2</sup>) - 4,738.44 m<sup>2</sup> (51,005 ft<sup>2</sup>)**

- Secure yard areas
- Working height up to 9.5 metres
- Approximately 3 miles from Junction 6 (M6)

## Description

The properties comprise three units.

50-55 Henrietta Street is a steel portal frame warehouse surmounted by a profile clad pitched roof incorporating translucent roof lights. The warehouse benefits from fluorescent strip lighting and a concrete floor.

Access to the two storey offices to the front of the building is via Henrietta Street and to the warehouse is off Hospital Street via a roller shutter door off the yard. The minimum working height of the unit is approximately 2.8 metres. There are further offices to the rear.

Within 50-55 there is smaller unit, which could be either sold separately or as a whole. The unit benefits from a secure tarmac/concrete yard to the front and can be accessed off Hospital Street.

Wykes House, Buckingham Street is a two bay steel portal frame unit with profile clad panels and brick elevations. It is surmounted by steel trussed roof incorporating translucent roof lights.

The warehouse benefits from a mixture of sodium and fluorescent strip lighting. The working height of the unit is approximately 9.5 metres. Within the unit is a three storey office block. To the front of the unit are additional brick built ground floor offices.

The warehouse has two roller shutter doors and one Constantia door with a secure tarmac/concrete yard. Access to the yard is off both Buckingham Street and Hampton Street.

## Location

The premises are situated in the heart of Birmingham, approximately 2 miles north of Birmingham City Centre. The properties are situated adjacent to the (A41) Constitution Hill.

The A41 is a main arterial route through Birmingham City Centre, which links directly with the A38 and Junction 6 of the M6 motorway, approximately 3 miles

north of the premises, which in turn provides good links to the wider Midlands Motorway network.

## Accommodation

The properties have been measured on a Gross Internal Area basis and extend to the following areas:-

Premises	Warehouse	Offices	Total
Wykes House, Buckingham Street	2,056.71 m <sup>2</sup> (22,138 ft <sup>2</sup> )	796.74 m <sup>2</sup> (8,576 ft <sup>2</sup> )	2,853.45 m <sup>2</sup> (30,714 ft <sup>2</sup> )
50-55 Henrietta Street	1091.65 m <sup>2</sup> (11,750 ft <sup>2</sup> )	476.55 m <sup>2</sup> (5,130 ft <sup>2</sup> )	1,568.20 m <sup>2</sup> (16,880 ft <sup>2</sup> )
Unit within 50-55 Henrietta Street	287 m <sup>2</sup> (3,089 ft <sup>2</sup> )	29.79 m <sup>2</sup> (321 ft <sup>2</sup> )	316.79 m <sup>2</sup> (3,410 ft <sup>2</sup> )
<b>Total</b>	<b>3,435.36 m<sup>2</sup> (36,977. ft<sup>2</sup>)</b>	<b>1,303.08 m<sup>2</sup> (14,027 ft<sup>2</sup>)</b>	<b>4,738.44 m<sup>2</sup> (51,004 ft<sup>2</sup>)</b>

## Rating Assessment

Premises	Description	Rateable Value
Wykes House, Birmingham, B19 3HR	Warehouse and premises	£74,500
50-55 Henrietta Street, Birmingham B19 3QD	Warehouse and premises	£44,500

The uniform business rate for 2009/2010 is 48.5p to the pound. We have not investigated whether or not this is a fair assessment and it is subject to alterations. All parties should make their own enquiries to Local Authority in this matter.

## King Sturge LLP

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November 2009

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## Town & Country Planning

We have been informed that the premises may be used for B1 (Business) B2 (General Industrial) or B8 (Storage or Distribution) uses. However, applicants are advised to confirm these details with the Birmingham City Council Planning Department on 0121 303 9944.

## Services

We understand that all mains services are connected to the property. Interested parties are advised to check with the local service providers that these are adequate for their use.

## Price

Upon application

## Legal Costs

Each party is to be responsible for their own legal costs incurred during this transaction.

## VAT

All figures are quoted exclusive of VAT which may be chargeable.

## Viewing

Please contact Steven Jagers on 0121 214 9953 or via email on [steven.jagers@kingsturge.com](mailto:steven.jagers@kingsturge.com)

## Subject to contract

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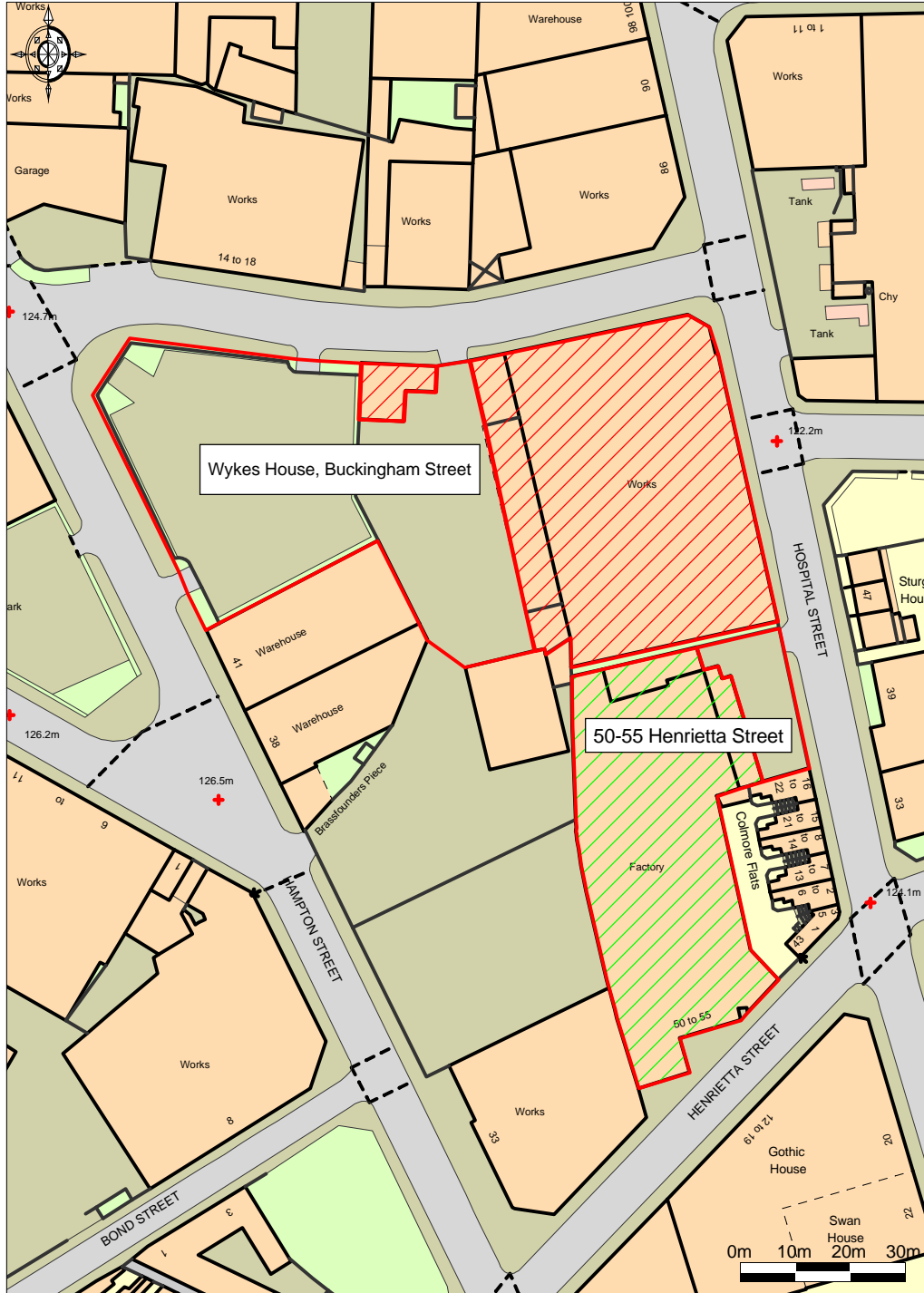
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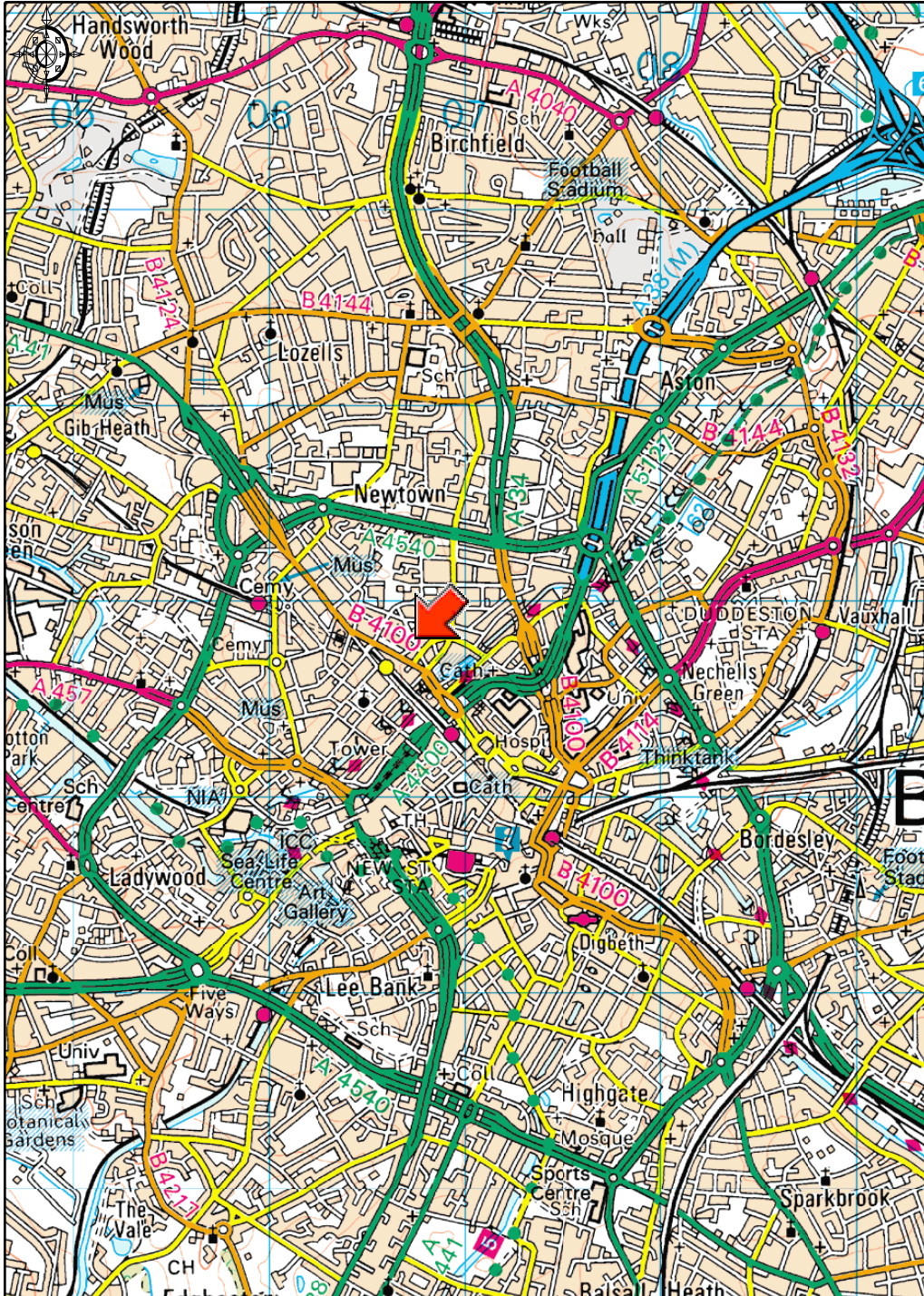
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