

TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



25 GREAT LISTER STREET, BIRMINGHAM, B7 4LS

28,987 SQ FT (2,692.98 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Trade Counter / Retail Warehouse Located along
Dartmouth Middleway

- Former Bodyguard Workwear and A B Fletchers Auto Site
 - 28,987 ft² (approx.)
 - Excellent Transport Links
 - Less than 1 mile to Spaghetti
 - 37,000 Daily Car Movements
 - Less than 1 mile from HS2 Terminal and proposed Birmingham City FC ground
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DESCRIPTION

A rare opportunity to occupy the former Bodyguard Workwear and A B Fletchers Auto Site for only the second time in 114 years.

This prominent retail warehouse and trade counter property enjoys excellent visibility along Dartmouth Middleway, benefitting from strong traffic flow along a busy arterial route and convenient access. The site is conveniently reached via Adams Street, which connects to both Great Lister Street and Heneage Street.

Occupying approximately 1 acre, the site offers 60% coverage, with the remainder providing valuable parking and loading areas, ensuring ease of operations for a variety of businesses.

The property features interconnecting warehouse accommodation of portal and steel truss construction, with pitched roofs. This includes open-span warehousing, low-level storage, and a dedicated retail showroom, offering flexible space to suit a range of needs.

To the rear, a two-storey masonry building provides a ground-floor showroom, reception, kitchen, and WC facilities, while the upper level offers well-appointed office space, a boardroom, a canteen, and additional storage along the Great Lister Street elevation.

With its strategic location, excellent visibility, and versatile accommodation, this property presents an ideal opportunity for a range of occupiers including, but not limited to, last mile logistics, trade counter and retail warehousing.



LOCATION

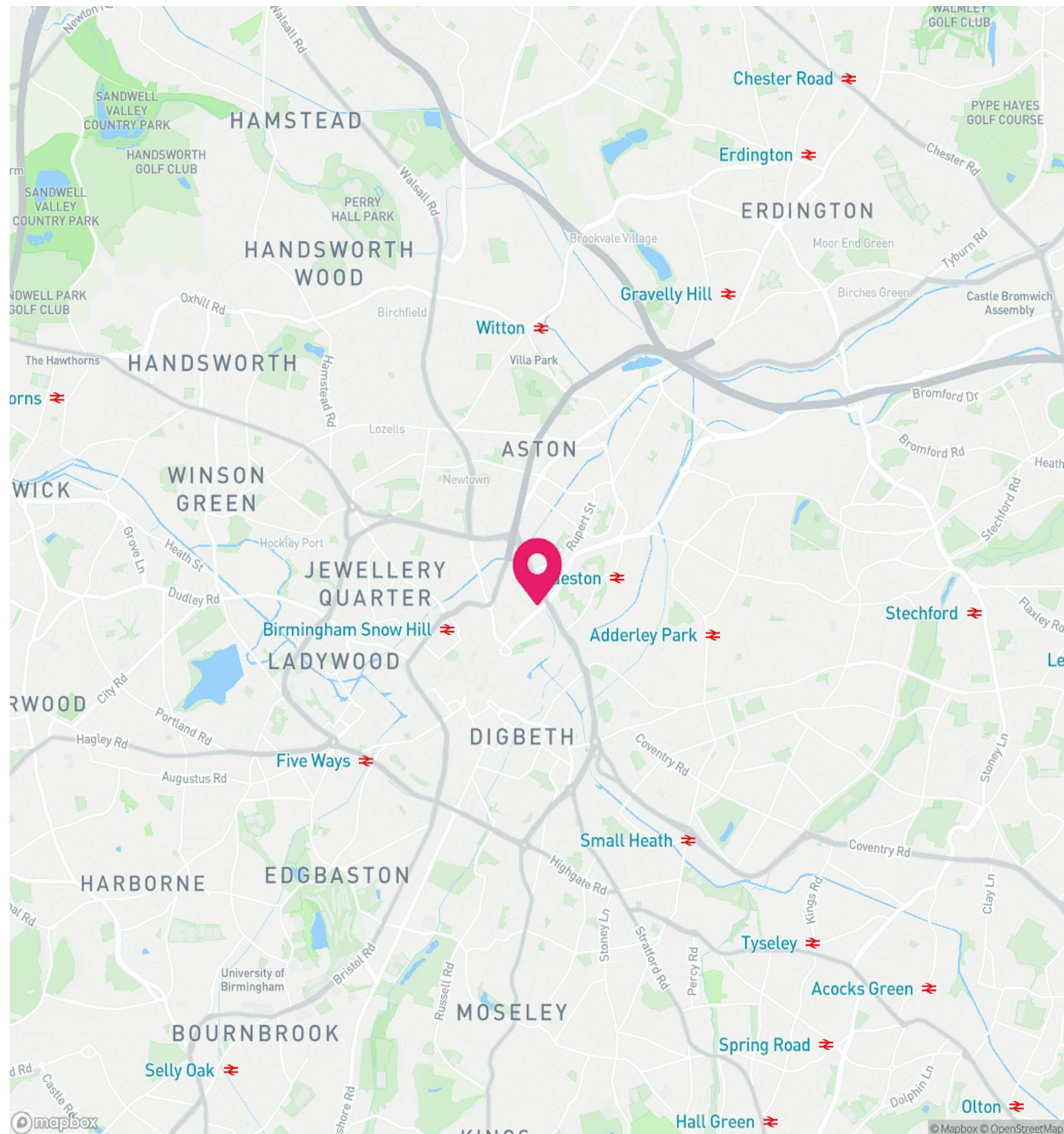


The site occupies a prominent position on Dartmouth Middleway (A4540), at its intersection with Great Lister Street.

Dartmouth Middleway provides direct access to Dartmouth Circus which in turn provides access to A38 (M) and junction 6 of the M6 Motorway at Spaghetti junction.

The site is located opposite Birmingham Science Park and next door to Big Yellow Self Store and benefits from main arterial frontage with considerable traffic flow.

Vehicular access is via Adams Street which can be accessed via Heneage Street or Great Lister Street.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

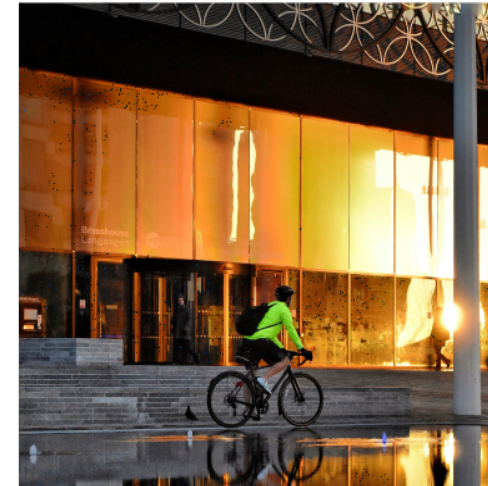
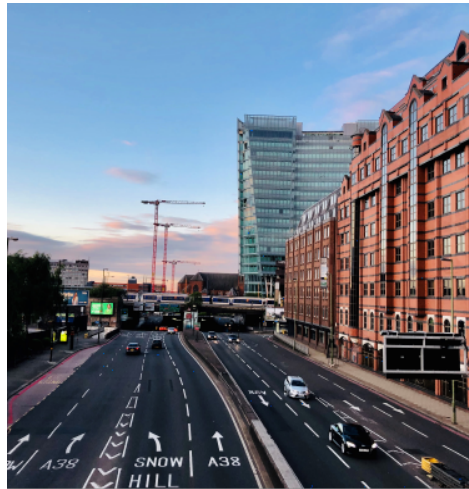
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

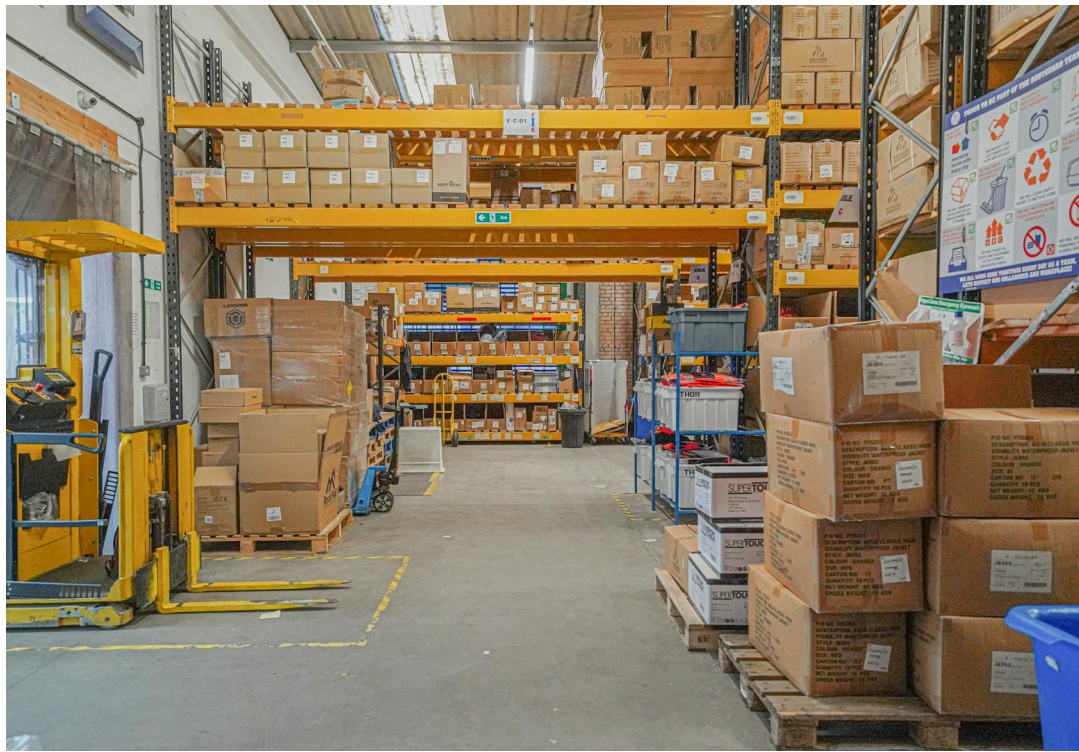
Central location, global reach: A strategic location offers quick train connections:

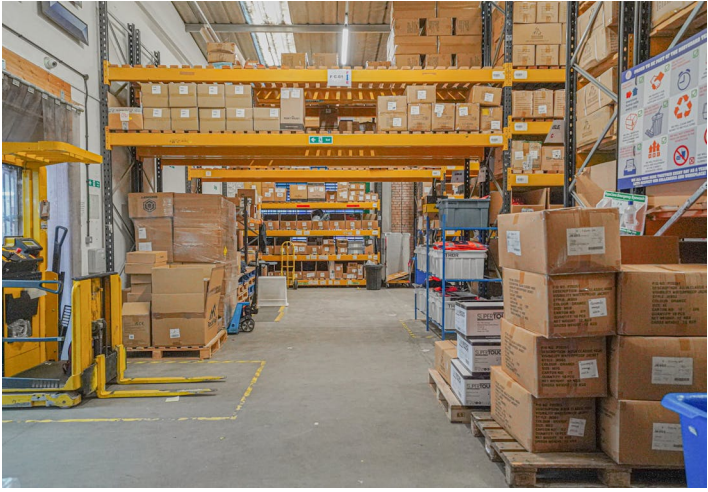
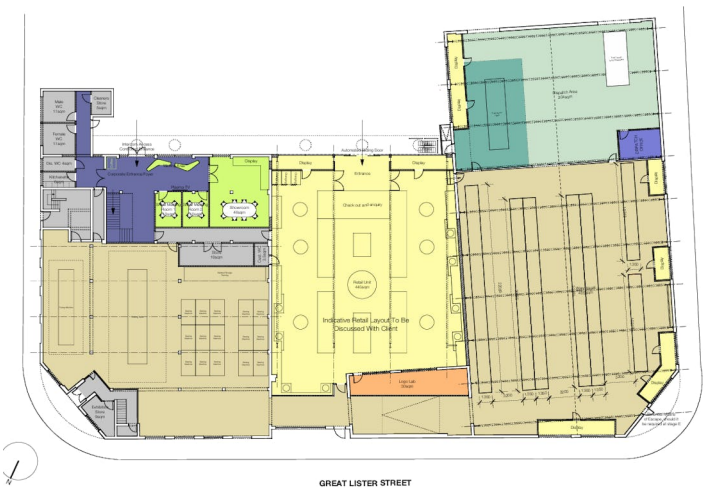
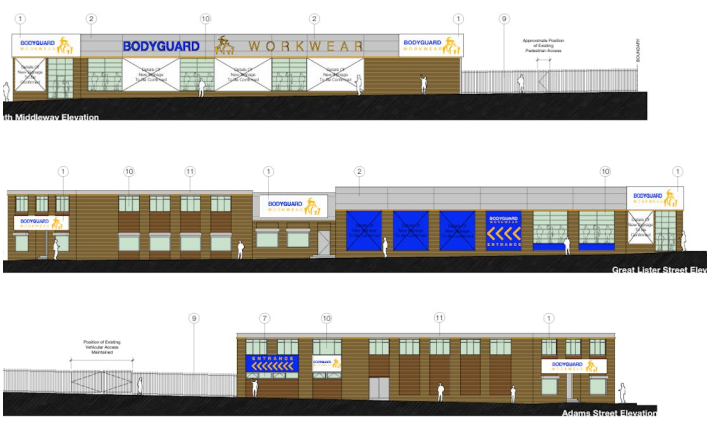
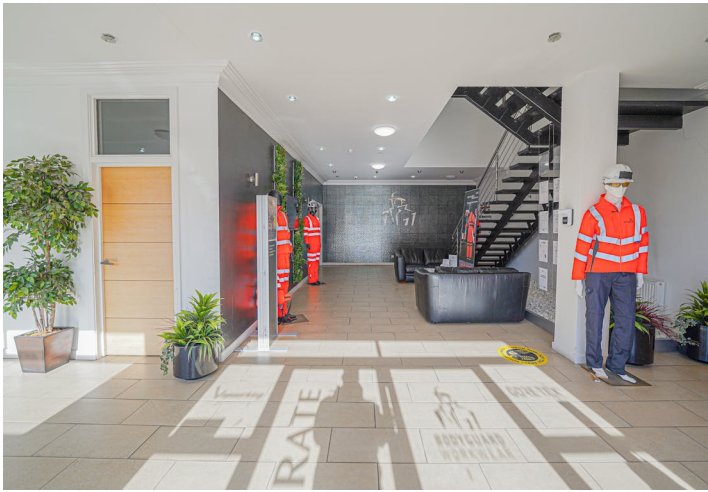
- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!







SERVICES

We understand that all mains services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

VIEWING

Strictly via the sole agent Siddall Jones.

RATEABLE VALUE

£84,000

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

RENT

£225,000 per annum

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

EPC

C (67)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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ELEVATIONS

