

INDUSTRIAL, MIXED USE, RETAIL, TRADE COUNTER, WAREHOUSE | TO LET

[VIEW ONLINE](#)



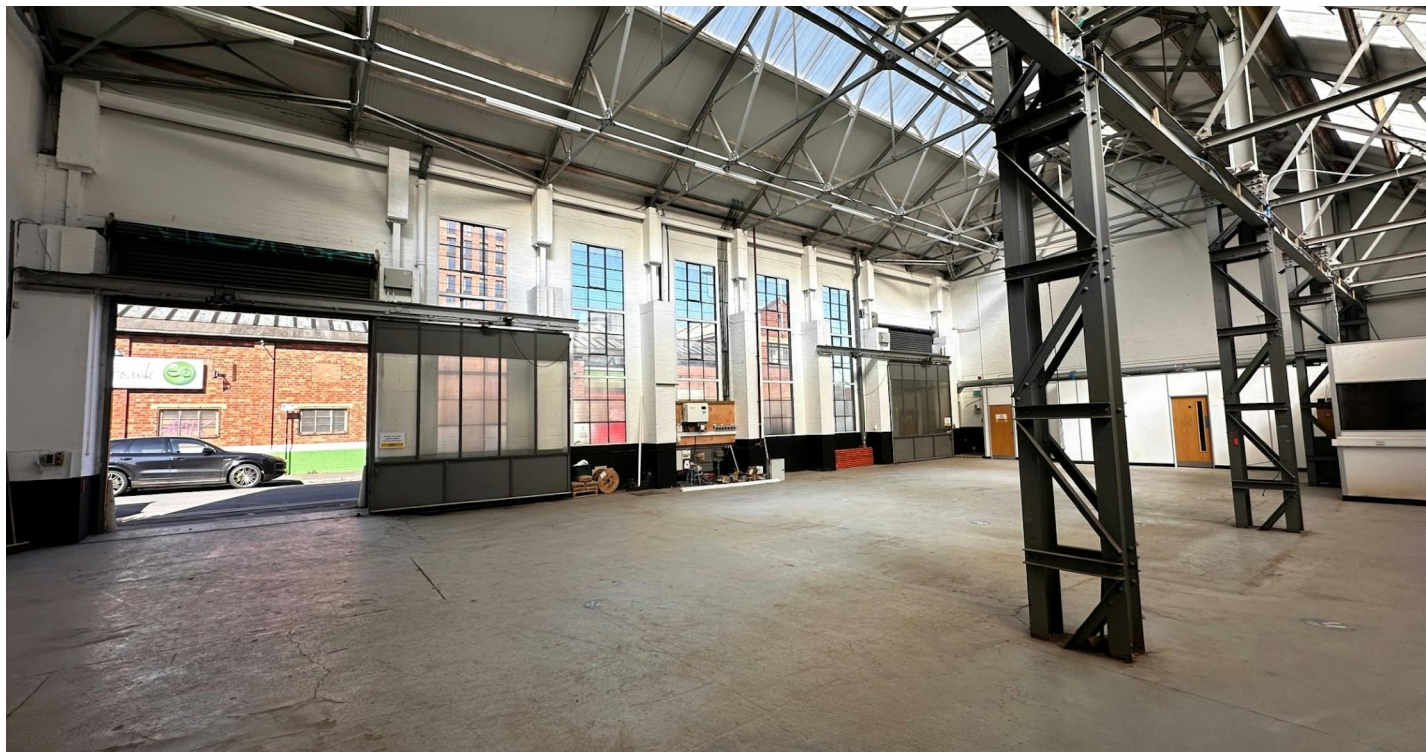
86 BARFORD STREET, DIGBETH, BIRMINGHAM, B5 6AH

4,370 SQ FT (405.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Rare Opportunity to Acquire a Character Warehouse/Showroom Premises in the Heart of Digbeth

- Character Premises
 - Large Open Plan Sales/Event Space/Warehouse Area
 - EPC A Rating - with new Solar Panel's, Air Source Heat Pump & Secondary Glazing
 - Min Eaves Height of 7.3M
 - Central Location within Close Proximity to the Bull Ring and City Centre
 - Car Parking for 4 vehicles
 - Redecorated Premises with New Roof
 - LED Lighting
 - 4x Car Parking Spaces at £750 Each
-



DESCRIPTION

The property comprises a single storey warehouse, previously used as a car showroom and service area and more recently a printing warehouse.

The property has been reconfigured and refurbished to provide predominately open plan accommodation being of steel truss construction beneath a pitched lined roof with internal full height brickwork elevations and painted concrete floor.

Loading access is via a large electronically operated roller shutter and the unit is lit via new LED strip lighting. The property boasts an EPC rating of A – having recently installed solar panels to the roof, along with air source heat pump and secondary glazing.

Large windows run along the Barford Street frontage, providing excellent natural light with the property benefiting from a minimum eave's height of 7.3m rising to 11.83m in the apex with the potential for a tenant to install a mezzanine floor if required.

In addition, the property benefits from 3 phase power and an air raid shelter from the second world war providing additional storage.

The integral office accommodation is provided along with kitchenette/canteen and WC facilities.

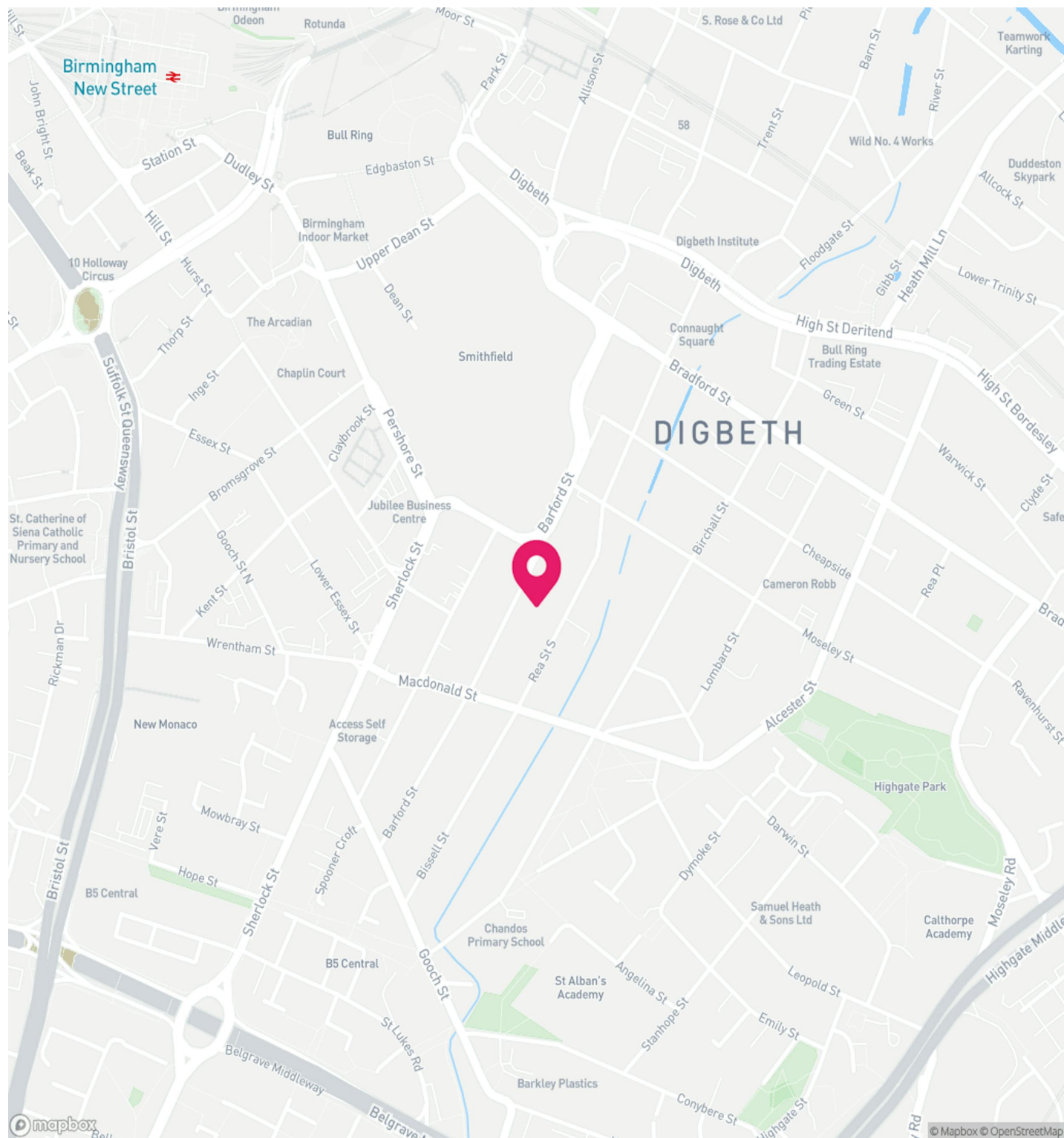
Externally the property benefits from secure car parking with 4 spaces being provided within the lease.

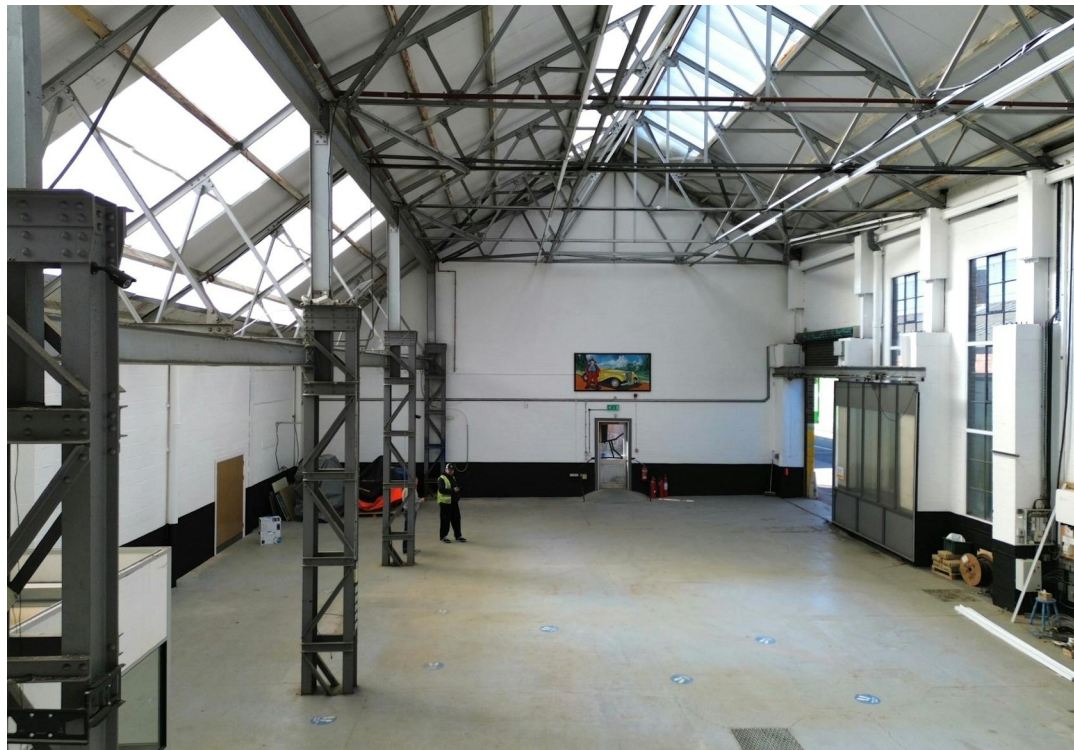


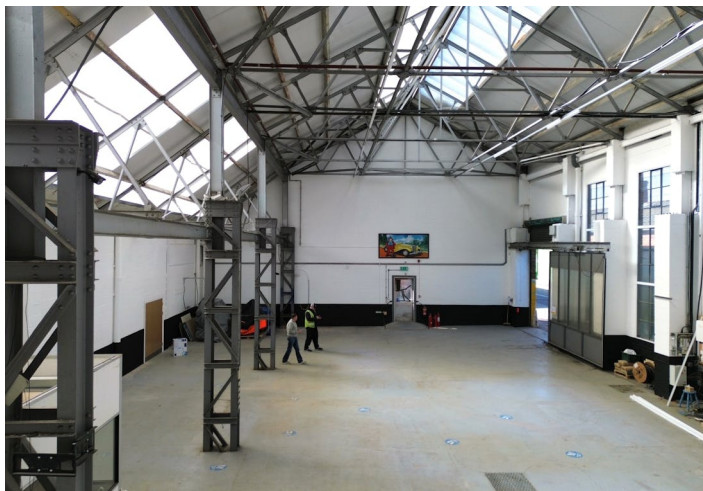
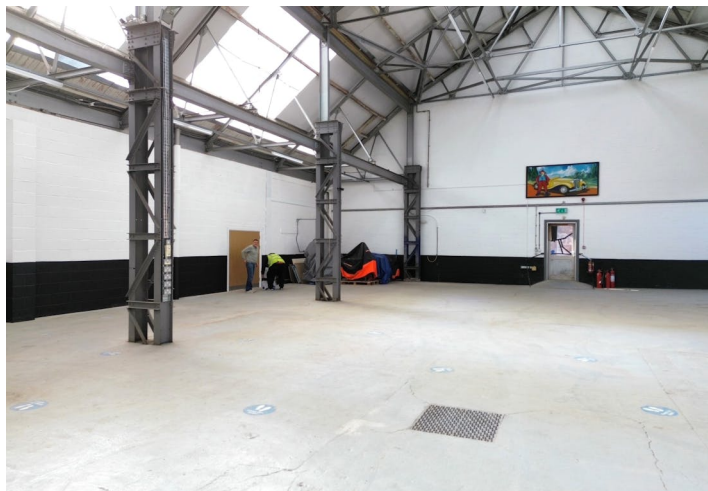
LOCATION

The property is situated along Barford Street near the junction with Sherlock Street (A441) and within close proximity to the Birmingham wholesale markets and Bullring shopping centre.

The property is within the Birmingham inner ring road, providing convenient access to the national motorway network at J6 of the M6 via the A38(M) Aston Expressway. It is also only a 10-minute walk from New Street Station.







ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground	4,370	405.99	Available
Total	4,370	405.99	

ENERGY PERFORMANCE CERTIFICATE

EPC A

By separation negotiation, the Tenant will be able to benefit from new the green/renewable energy system. The 62.5 kWp solar system supplies most of the energy needs of the building, so a lower than market tariff can be arranged.

SERVICE CHARGE

n/a

RATEABLE VALUE

£19,000. Based on 2023 valuation

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£43,700 per annum on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

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



Edward Siddall-Jones

0121 638 0500 | 07803 571 891
edward@siddalljones.com



Sophie Froggatt

0121 638 0500 |
07842013854
sophie@siddalljones.com



Ryan Lynch

0121 638 0800 |
07710022800
ryan@siddalljones.com



Scott Rawlings

0121 638 0500 |
07745521743
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/04/2025

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)