

INDUSTRIAL, WAREHOUSE | TO LET

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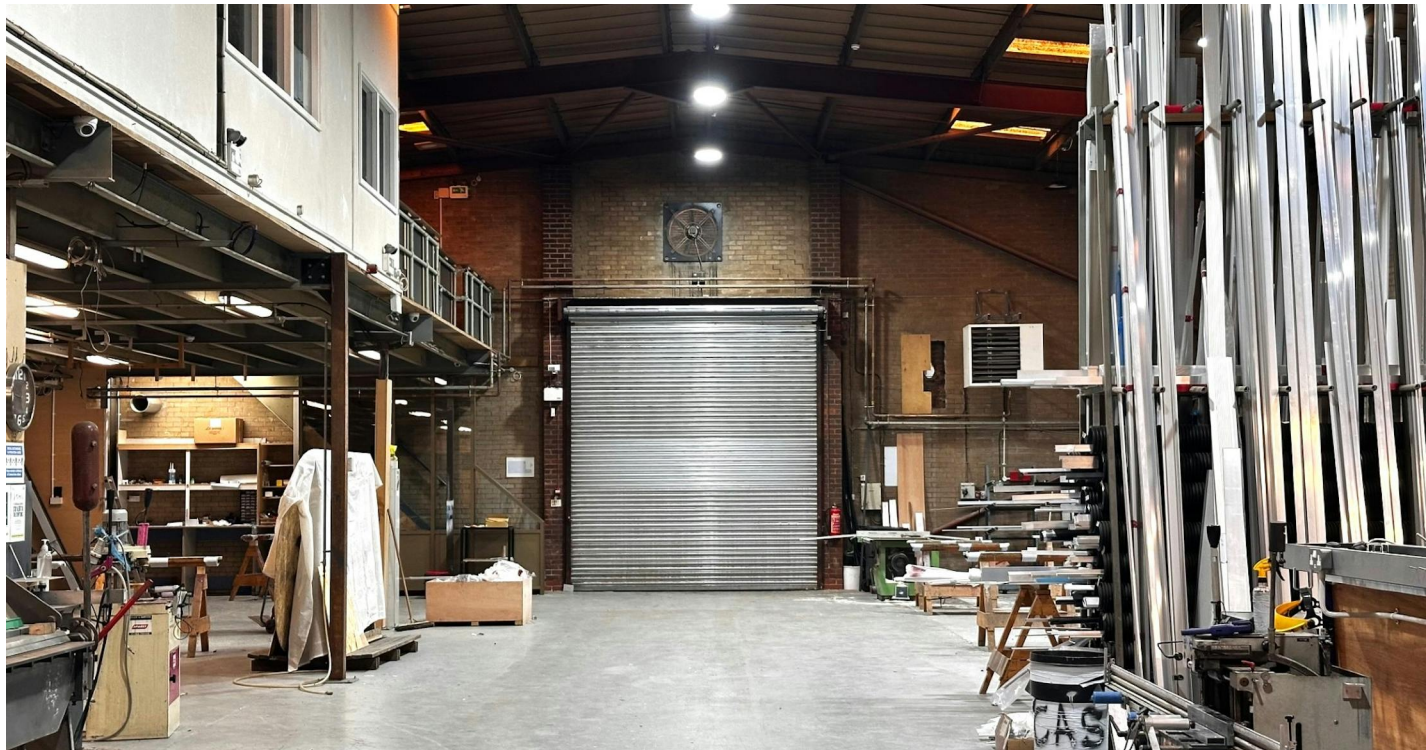
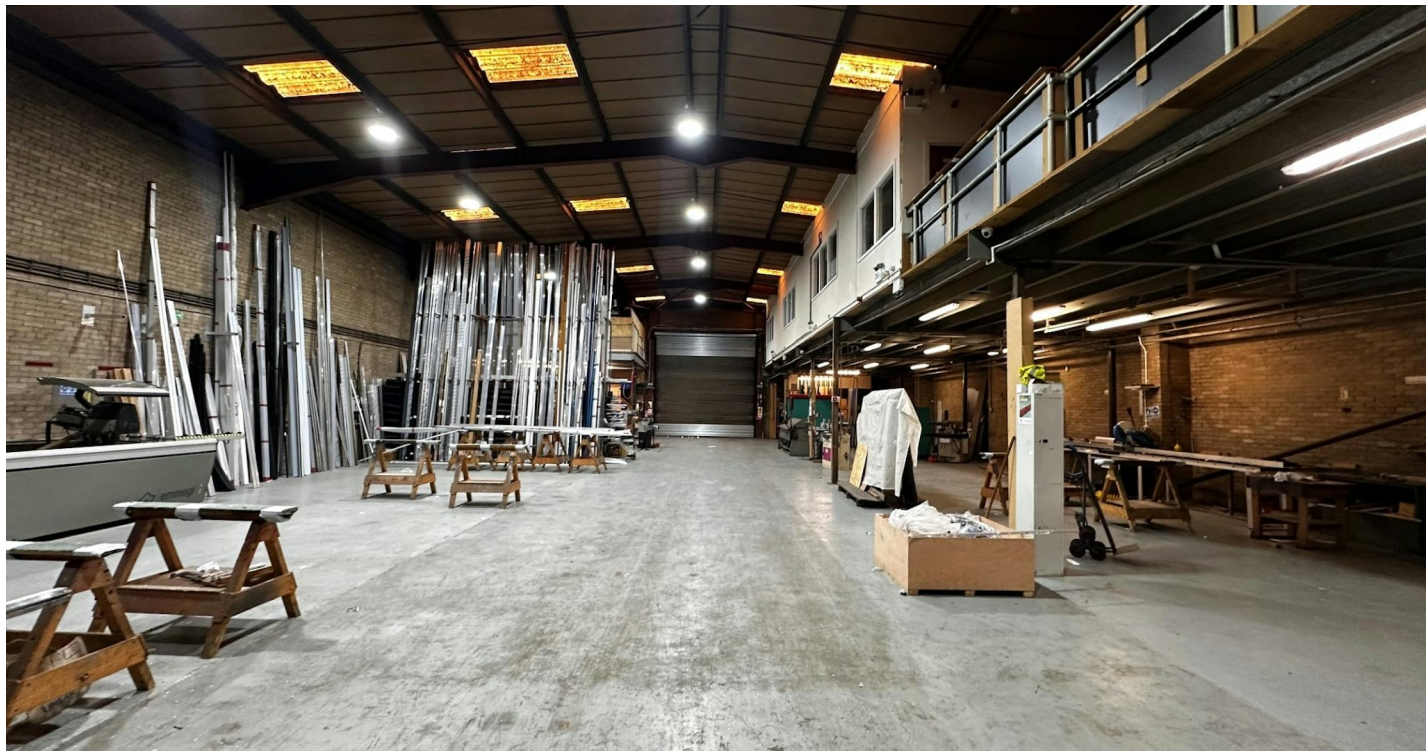


UNIT 2, 80 DOLLMAN STREET, NECHELLS, BIRMINGHAM, B7 4RP
2,300 TO 8,690 SQ FT (213.68 TO 807.33 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A Modern Warehouse Premises Benefiting from a Modern Office Fit Out and Secure Rear Yard

- Modern Warehouse Premises
- Established Industrial Location
- Good Loading Access with Front and Rear Roller Shutters
- Modern Offices to Mezzanine Level
- Secure Concreted Yard
- Forecourt Car Parking



DESCRIPTION

The property comprises a single-bay warehouse of steel portal frame construction, with full-height brick elevations surmounted by a pitched metal-clad roof incorporating translucent roof lights providing excellent natural light.

Set back from Dolman Street, the warehouse benefits from a forecourt area offering ample space for loading. Access is provided via a large, electrically operated roller shutter door with a secondary rear roller shutter door leading to an enclosed concreted yard area.

The warehouse benefits from concrete flooring throughout, high-bay LED lighting, three phase electricity, insulated roof and mezzanine storage area.

Office facilities are provided at ground floor level, including a welcoming reception area leading to a first-floor office and storage area on the mezzanine level. The offices have been fitted to a high standard, featuring laminate flooring, LED lighting, glass partitioned offices and air conditioning & cooling.



LOCATION

The property is situated on Dolman Street, within a well-established commercial area just outside Birmingham City Centre. The location benefits from excellent connectivity, being approximately 1 mile from the city core, providing easy access to Birmingham's business, retail, and leisure amenities.

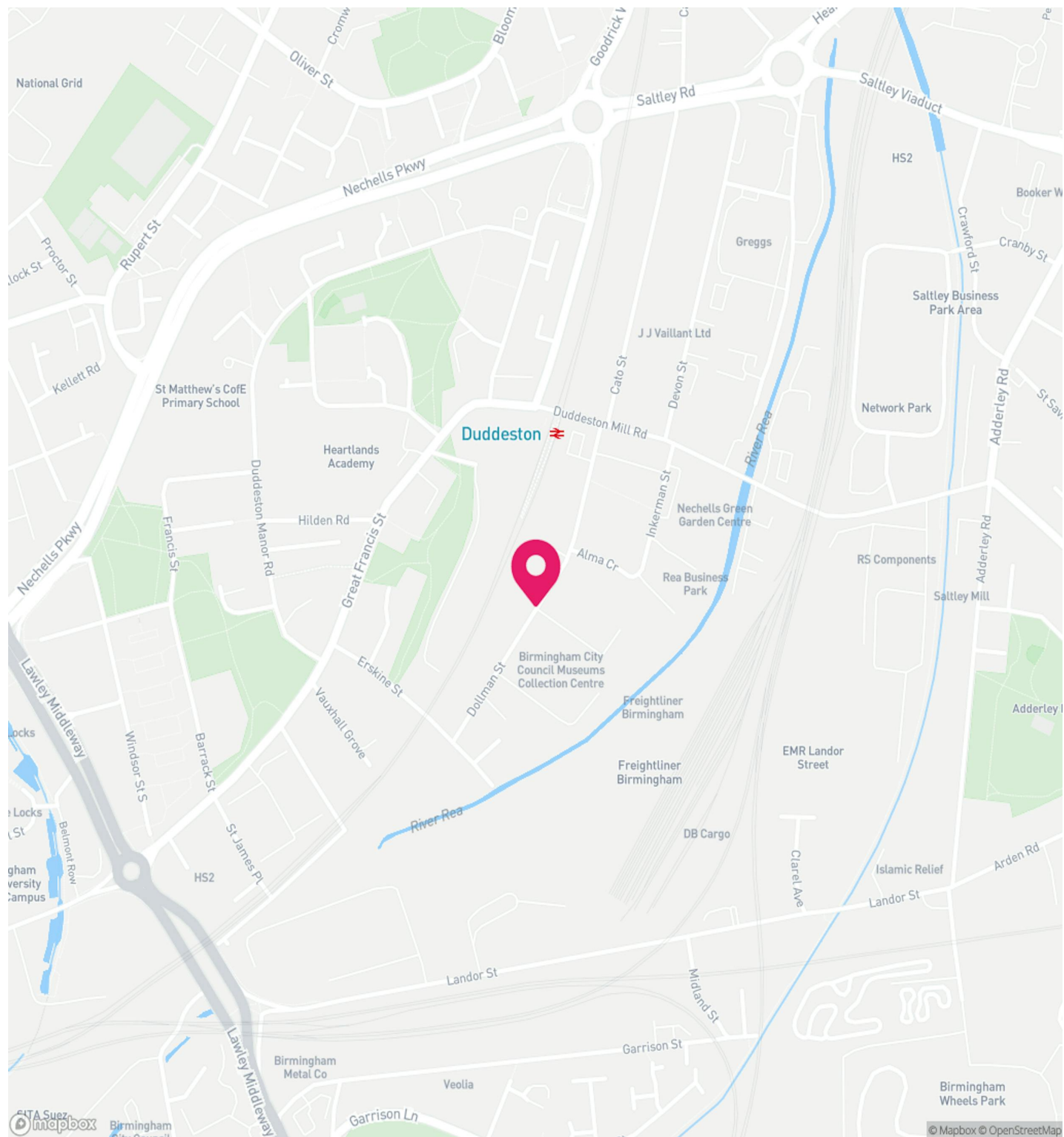
Road Connectivity

Dolman Street is conveniently positioned close to the A38(M) Aston Expressway, which provides a direct link to Junction 6 of the M6 (Spaghetti Junction), located approximately 1.5 miles (5 minutes' drive) from the property. This, in turn, connects to the M5 and M42 offering excellent access to the national motorway network.

- A38(M) Aston Expressway – 0.5 miles / 2 minutes' drive
- M6 Junction 6 (Spaghetti Junction) – 1.5 miles / 5 minutes' drive
- M5 Junction 1 – 6 miles / 15 minutes' drive
- M42 Junction 9 – 10 miles / 20 minutes' drive

Public Transport Links

The property benefits from strong public transport connectivity, with Duddeston Railway Station located 0.5 miles away (10 minutes' walk), providing frequent services to Birmingham New Street and the wider rail network.







AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse	6,390	593.65	Available
Mezzanine - Office & Stores	2,300	213.68	Available
Total	8,690	807.33	

SERVICE CHARGE

n/a

RATEABLE VALUE

£29,750. Based on 2023 valuation

VAT

To be confirmed

LEASE

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

RENT

£48,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

Available May 2025

EPC

C (70)

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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