

TO LET

EXCITING NEW RETAIL DEVELOPMENT

25 GREAT LISTER STREET, DARTMOUTH MIDDLEWAY, BIRMINGHAM, B7 4LS



HIGH SPEED PARK

TO LET

LOCATION

This new retail scheme is very prominently situated at the junction of Dartmouth Middleway (A4540) and Great Lister Street. The site is just one minute away from the Aston Expressway (A38) and the Dartmouth Circus/Pump Island.

Dartmouth Middleway is one of the main arterial routes into Birmingham City Centre and on a normal weekday has a traffic flow of approximately 14,500 vehicles per day. The area has been home to Aston University and the Aston Science Park for many years but there have been a number of recent major developments including the brand new High Speed Rail (HS2) College and the Aston University Engineering Academy opposite the scheme.

Access to the scheme is via Adam Street where there will be ample parking for all classes of vehicle.

ACCOMMODATION

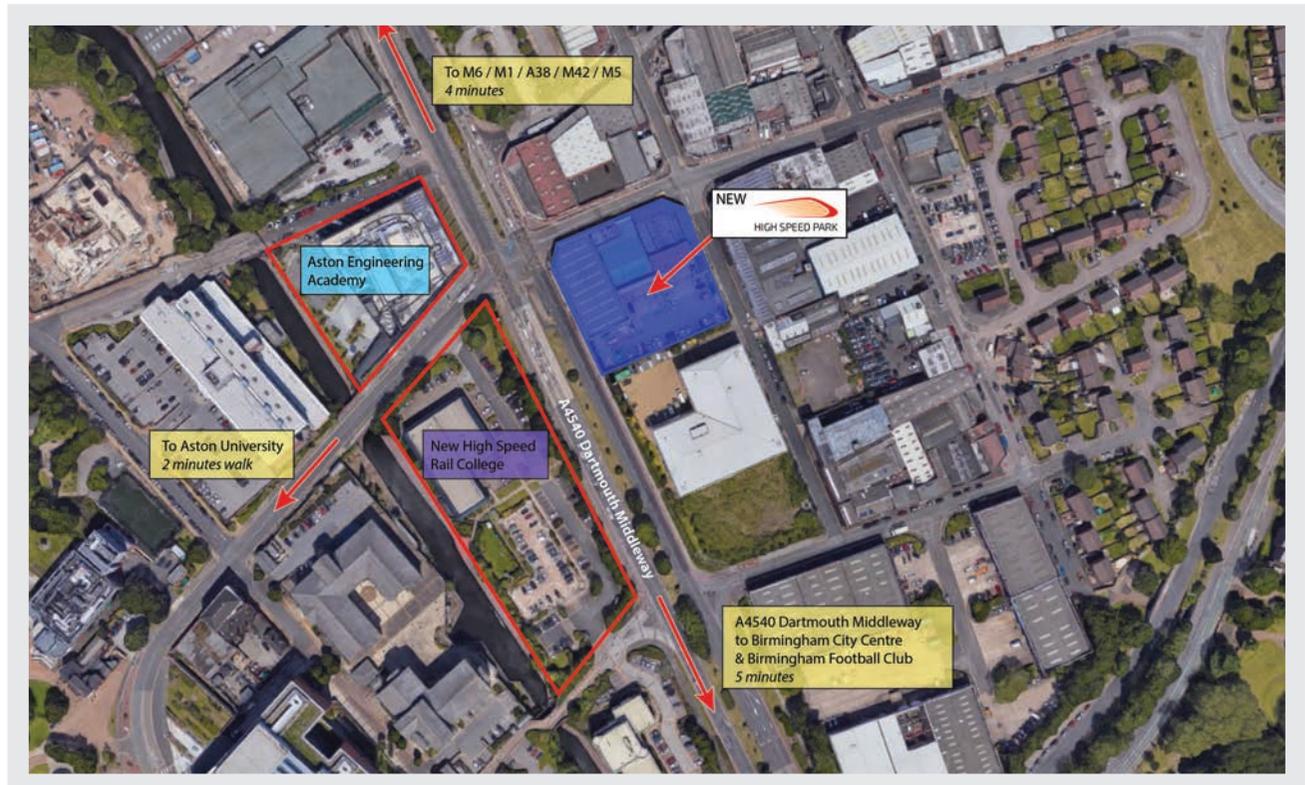
Approximate internal dimensions and areas are detailed below:

GROUND FLOOR

UNITS 1 & 2 1125 sq ft 105 sq m
(Could be split)

UNIT 3 625 sq ft 58 sq m
(There is potential for a mezzanine on Unit 3)

There is potential to increase the size of the units to suit a particular occupier's requirement.





POTENTIAL USES

Due to the proximity of the units to Universities, Colleges, existing industrial units in the vicinity and the general prominence to Dartmouth Middleway, the owners would actively encourage applications from multiple coffee retailers, sandwich retailers, pizza companies, convenience stores and specialist occupiers including cycle retailers, mobile phone companies, etc.

LEASES

The units are available by way of new leases for a term of years to be agreed upon.

RENTAL

£20 per sq ft (exclusive of rates).

RATING ASSESSMENT

The units have yet to be assessed for Rating purposes. Please contact the Local Authority for further information.

SERVICE CHARGE & INSURANCE

The tenants will be responsible for a contribution towards the cost of service charge and building insurance.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

VAT will be payable on the rental.

VIEWINGS

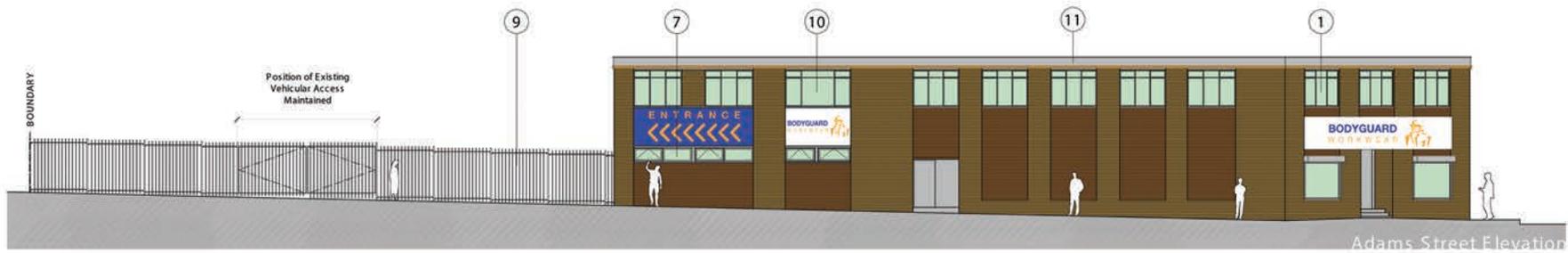
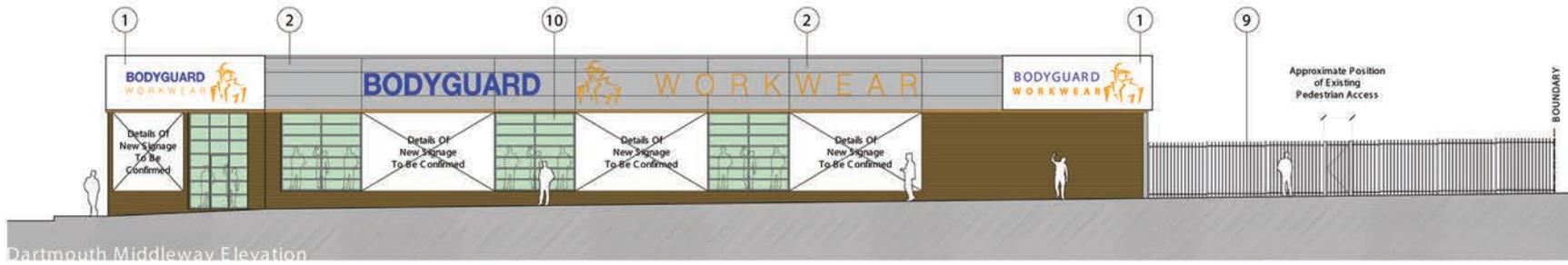
Strictly by prior appointment with AMT Commercial on:

01527 821 111



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