

## Trevor Street, Nechells, Birmingham, B7 5RG



**TO LET**

Substantial Yard Facility - In/Out Access & Warehouse Accommodation

Site Area of 1.36 acres (0.56 Hec) with Warehousing and Cabins

### Location

The property is situated on Trevor Street accessed off Mount Street in the Nechells area of Birmingham.

The property is within close proximity to the main Heartlands/Nechells Parkway (A47) which provides convenient access to the City Centre and the national motorway network at J6 of the M6 motorway circa 1-mile due north.

Birmingham City Centre is situated approximately 1.5 miles south west.

### Description

The property comprises a substantial yard facility with two detached warehouse units and several cabins.

The yard is roughly level and concreted throughout with in and out access via double steel security gates.

A weighbridge, CCTV and security lighting benefit the site along with a fenced boundary.

The yard benefits from interceptor tanks and several cabins which can be included or removed.

Two modern steel portal frame warehouses of 2,750 ft<sup>2</sup> and 1,650 ft<sup>2</sup> are located by the entrance and exit to the yard and benefit from 7m and 6m eaves respectively.

### Accommodation

**Site Area** 1.36 acres (0.56 Hec)

**Warehouse 1** 2,750 ft<sup>2</sup> (255.48 m<sup>2</sup>)

**Warehouse 2** 1,650 ft<sup>2</sup> (153.29 m<sup>2</sup>)

Plus, various cabins available subject to occupational requirements.

### Services

We understand the premises benefit from electric/three phase, water and drainage.

The agent has not tested any of the connections or apparatus and recommends that interested parties carry out their own investigations.

### Rental/Terms

Available on a new lease, with length to be agreed, at £120,000 per annum exclusive.

### VAT

We understand that VAT is not payable.

### Planning Use

We have been verbally advised that the property has planning consent under Use Classes B1, B2 and B8.

We would recommend any prospective tenant to carry out their own investigations to satisfy themselves as to their proposed use.

### Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred.

### Availability

Available immediately, subject to the completion of legal formalities.

### Viewings

Strictly via the Joint agents:

Siddall Jones on 0121 638 0500

Stephens McBride on 0121 706 7766

