



Unit 5 Mainstream 47, Mainstream Way

Saltley, Birmingham, B7 4SN

**Industrial/Warehouse
Premises in Saltley With
Ample Parking 2,857 Sq Ft.**

2,857 sq ft
(265.42 sq m)

- Open Plan Office
- Bay Lighting
- Entrance/Reception area
- Further On-Road Parking

Unit 5 Mainstream 47, Mainstream Way, Saltley, Birmingham, B7 4SN

Description

The property comprises a mid-terraced industrial/warehouse of steel portal frame construction with block and profile metal-clad elevations and a concrete floor under a pitched roof. The industrial/warehouse area has bay lighting, a roller shutter door to the rear elevation and an eaves height of approximately 5.9 meters.

The offices are positioned to the front of the unit with an entrance/reception area and W.C facilities on the ground floor and an open-plan office at the first-floor level.

Externally, a loading and car parking area is provided at the rear of the unit. In front of the unit, further on-road car parking is available. Gross internal area of 2,857 sq ft.

Location

The property is located on Mainstream Way in the Heartlands area of Birmingham which is approximately 1.5 miles to the North East of Birmingham City Centre. Mainstream Way is most easily accessed from the island joining Saltley Road/Heartlands Parkway (A47) with Saltley Viaduct or from Duddeston Mill Road via Devon Street and Alderflat Place.

Saltley Road (A47) provides access to Birmingham Middle Ring Road (A4540) to the West and Junction 6 of the M6 Motorway to the North (approximately 2 miles distant).

Terms

The property is available on a new lease, with length to be agreed, at £26,500 per annum (exclusive).

Accommodation

Total (GIA) 2,857 ft² (265.42 m²) approximately.

Service Charge

A service charge is levied for the maintenance and up-keep of common areas and the buildings insurance. The current service charge budget is £2,660 per annum (exclusive) for the year ending 30.06.2024.

VAT

We understand that VAT may be payable.

Legal Costs

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

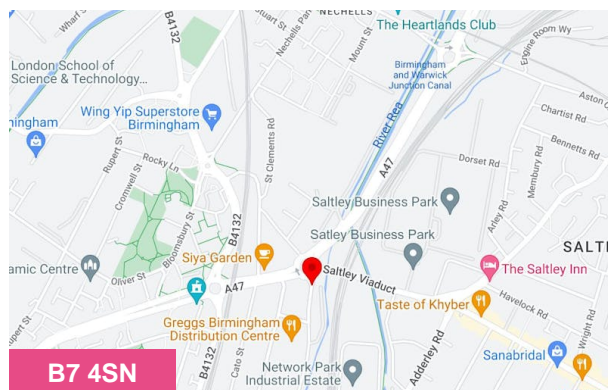
Rateable Value

Rateable Value (2023): £18,250

Rates payable (23 – 24): £9,106.75

Planning Services

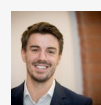
We understand that the property has planning permission under use classes B2



Summary

Available Size	2,857 sq ft
Rent	£26,500 per annum
Rates Payable	£18,250 per annum Rates payable (23 – 24): £9,106.75
Rateable Value	£18,250
Service Charge	£2,660 per annum The service charge budget is £2,660 per annum.
Car Parking	Car Parking Are
VAT	Applicable. VAT may be payable.
Legal Fees	Each party to bear their own costs. Both parties to bear the cost of their own legal and surveyor's costs incurred during the transaction.
EPC Rating	C (73)

Viewing & Further Information



Ryan Lynch

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(General Industrial) and B8 (storage and distribution).

Services

We have been advised that all mains services are available on or adjacent to the subject premises.

The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

Energy Performance Certificate

EPC Rating is C (73)

Availability

The property is available immediately upon completion of legal formalities.

Viewings

Strictly via the sole agent Siddall Jones.