



FOR SALE

INDUSTRIAL/WAREHOUSE PREMISES

**UNIT 6 BOULTBEE BUSINESS UNITS
NECHELLS PLACE
BIRMINGHAM
B7 5AR**



3,579 sq. ft. (332.50 sq. m.)

Approx. Gross Internal Area

- * Birmingham City Centre approx. 1.5 miles distant
- * Junction 5 and 6 of the M6 Motorway approx. 1.5 miles distant
- * Rare opportunity to purchase modern industrial unit



Location:

The property is situated on the popular Nechells Place development accessed off Cato Street North in turn linking to the main A47 Nechells Parkway.

Nechells Parkway connects to the Middle Ring Road giving access to Birmingham City Centre approximately 1.5 miles distant and easy access to Junction 6 of the M6 Motorway approximately 1.5 miles distant.

Description:

The property is a modern mid-terrace industrial unit of steel portal frame construction with a steel profile clad roof incorporating roof lights with block work and steel profile clad elevations and a concrete floor.

Externally, the property benefits from a tarmac service yard and car parking area.

The estate also provides CCTV and automated estate gates for out of hours security.

Accommodation:

	Sq. M.	Sq. Ft.
Approx. Total Gross Internal Area (GIA)	332.50	3,579

Tenure:

Vacant possession available.

Price:

£500,000 exclusive.

Service charge:

A service charge is levied for the maintenance and up-keep of common areas.

Further details are available upon request from the agents.

Business rates:

Rateable Value (2023): £25,750.

EPC:

Rating: B (48)

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit their purpose.

Legal Costs:

Each party to bear their own.

VAT:

All figures are exclusive of VAT which we understand is applicable.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship is formed we will request proof of identification for the purchasing/ leasing entity.





Viewing:

Strictly via prior appointment with the sole agents:

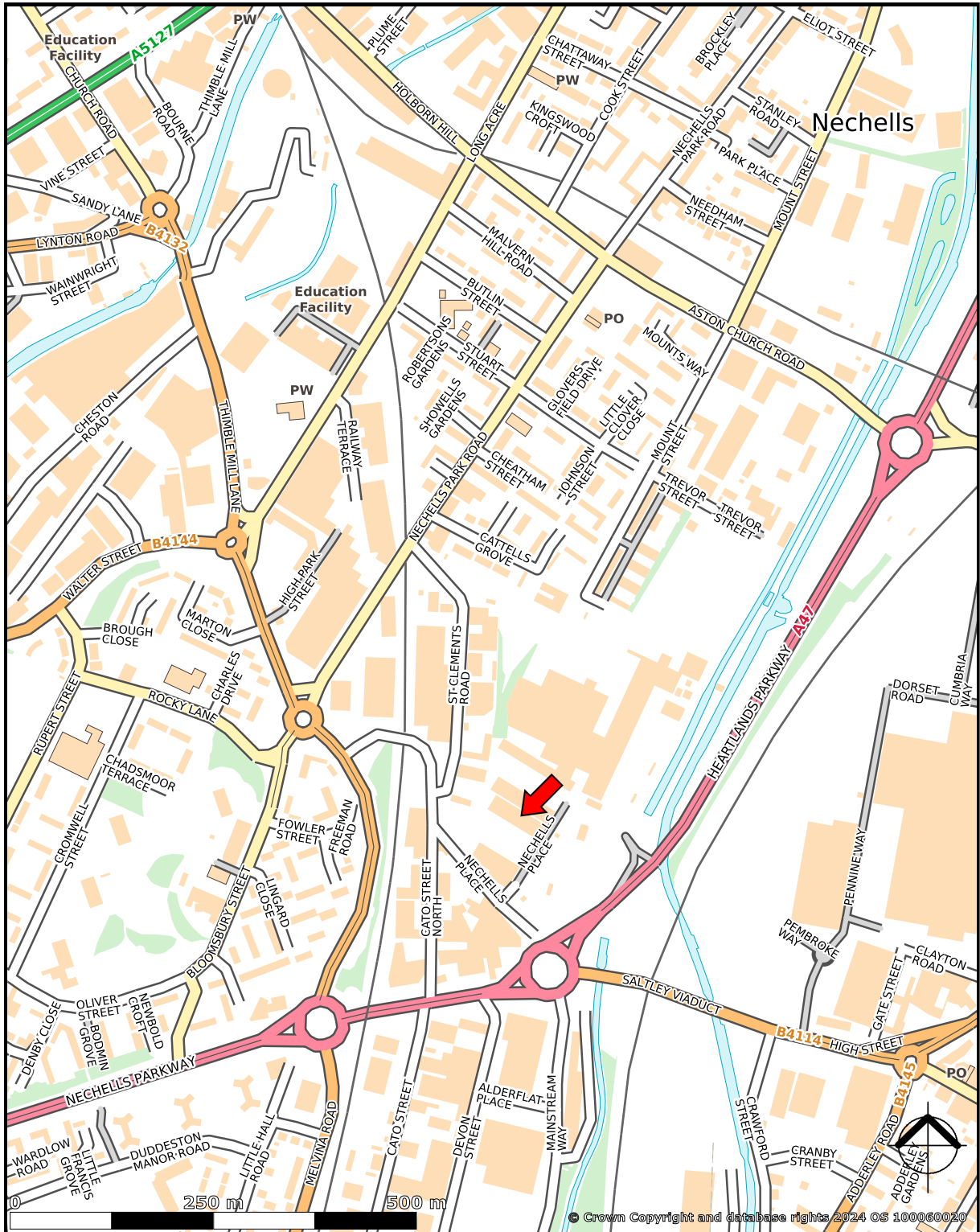
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Ref: G7370
Date: June 2024

Subject to Contract





created on **edozo**

Plotted Scale - 1:7,500