

matrixpoint

Mainstream Way BIRMINGHAM B7 4SN

INDUSTRIAL/ WAREHOUSE UNIT

6,852 -18,837 SQ FT

(636.6 - 1,750 SQ M)



TO LET

OUTSIDE
CLEAN AIR
ZONE



ESTABLISHED
INDUSTRIAL
LOCATION



GROUND
LEVEL
SHUTTER
DOORS



5-6M
EAVES
HEIGHT



SECURE
ESTATE



CAR
PARKING





**GROUND
LEVEL
SHUTTER
DOORS**



**5-6M
EAVES
HEIGHT**



**SECURE
ESTATE**



**CAR
PARKING**



**LOADING
AREA**



**INTEGRAL
OFFICES**



DESCRIPTION

The units are of steel portal frame construction with part brick part profile clad elevations beneath a pitched roof incorporating translucent roof lights.

The estate provides an attractive, well located working environment with a variety of occupiers including TNT, Smurfit Kappa and Aston Manor Breweries.

ACCOMMODATION

For details of current availability please see schedule attached.

LEASE TERMS

The units are available on new full repairing and insuring leases.

VAT

All figures quoted are exclusive of VAT.

ANTI MONEY LAUNDERING

Prospective tenants will be required to submit information to comply with Anti Money Laundering Regulations.

ENERGY PERFORMANCE RATING

EPC's available on request.

BUSINESS RATES

Please refer to availability schedule.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

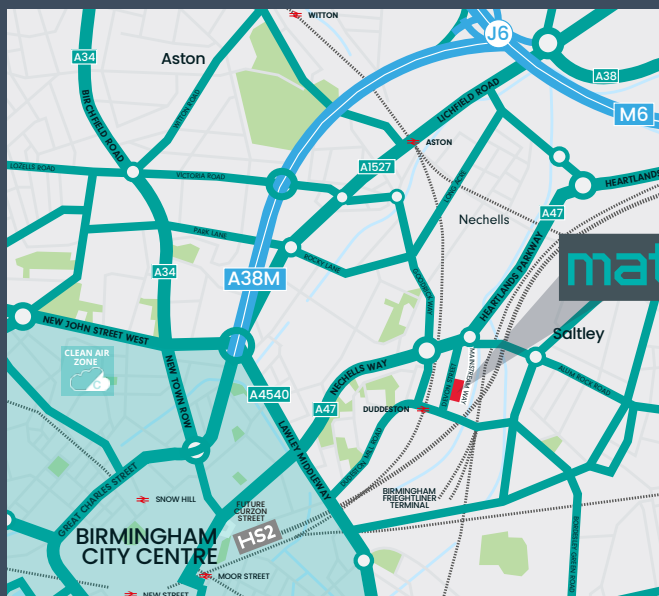
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.





Matrix Point is situated approximately 1.5 miles north of Birmingham city centre. National motorway access is very close by with junctions 6 of the M6 motorway being within 2 miles via the A38(M). The estate provides an attractive, well located working environment with a variety of occupiers including TNT, Smurfit Kappa and Aston Manor Breweries.



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having.dishes.case

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IMPORTANT: KWB & CBRE for themselves, the vendors or lessors give notice that these particulars have been prepared and are intended for the general guidance of the prospective purchasers or lessees but do not constitute or form part of an offer or contract. All information, descriptions, dimensions, reference to permissions, use, occupation, and other details is supplied in good faith and believed to be correct at the date of issue. The accuracy of such information cannot, however, be guaranteed and intending purchasers or lessees must rely on their own inspection, enquiries and survey. Neither the Directors nor the staff of KWB or CBRE has the authority to make or give any representations or warranties whatsoever in relation to the property. Designed and Produced by Q Squared Design Ltd. Tel: 01789 730833. UPDATED JULY 2024

100 Duddeston Mill Road

Ground floor	5,970 sq ft	554.6 sq ft
First Floor	914 sq ft	84.9 sq m
Total	6,884 sq ft	639.5 sq m

61 Mainstream Way

Ground floor	5,927 sq ft	550.6 sq ft
First Floor	939 sq ft	87.2 sq m
Total	6,866 sq ft	637.8 sq m



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