SW

Sanderson Weatherall

Sample photo

Unit 10 Metro Triangle,
Mount Street, Nechells, Birmingham B7 5QT

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Sample photo

- Rent of £32,300 per annum.

- Good quality industrial unit.

- Near the M6 motorway and Aston Expressway.

- Gross internal area of 4,040 sq ft (375.3 sq m).

Location

The property forms part of an established self-contained courtyard style industrial estate known as Metro Triangle. It is situated on the east side of Mount Street opposite its junction with Eliot Street. It is conveniently located just 0.5 miles from junction 6 of the M6 Motorway and 2.5 miles north of Birmingham city centre, with easy access to both.

Description

The property comprises an end of terrace industrial unit of good specification, with two storey offices.

The office accommodation provides open plan offices, male and female WCs a store area, and reception on the ground floor, with an open plan office with storeroom on the first floor.

The warehouse benefits from an eaves height of around 6.2 metres. There is a up and over action door to the front elevation providing access to the warehouse accommodation from the shared service yard.

We calculate that the unit extends to a gross internal area of approximately **4,040 sq ft (375.3 sq m).**

There is a shared service yard and allocated car parking to the front of the unit.

Business Rates

The property is assessed for business rates with a 2023 rateable value of £28,250; providing an estimated current amount payable of £14,100 (2023-2024 year).

Energy Performance

The EPC rating is band C, with a score of 70 points. A copy of the EPC is available upon request.

Use

The property is considered to currently have permission for use as a light industrial uses, under class E.

Lease

The property is available on a new full repairing and insuring lease for a minimum term of five years. A rent deposit will be required, subject to references.

Service Charge

There will be a service charge payable for the upkeep of the estate (c. £1,590 pa) and buildings insurance premium (c. £1,870 pa).
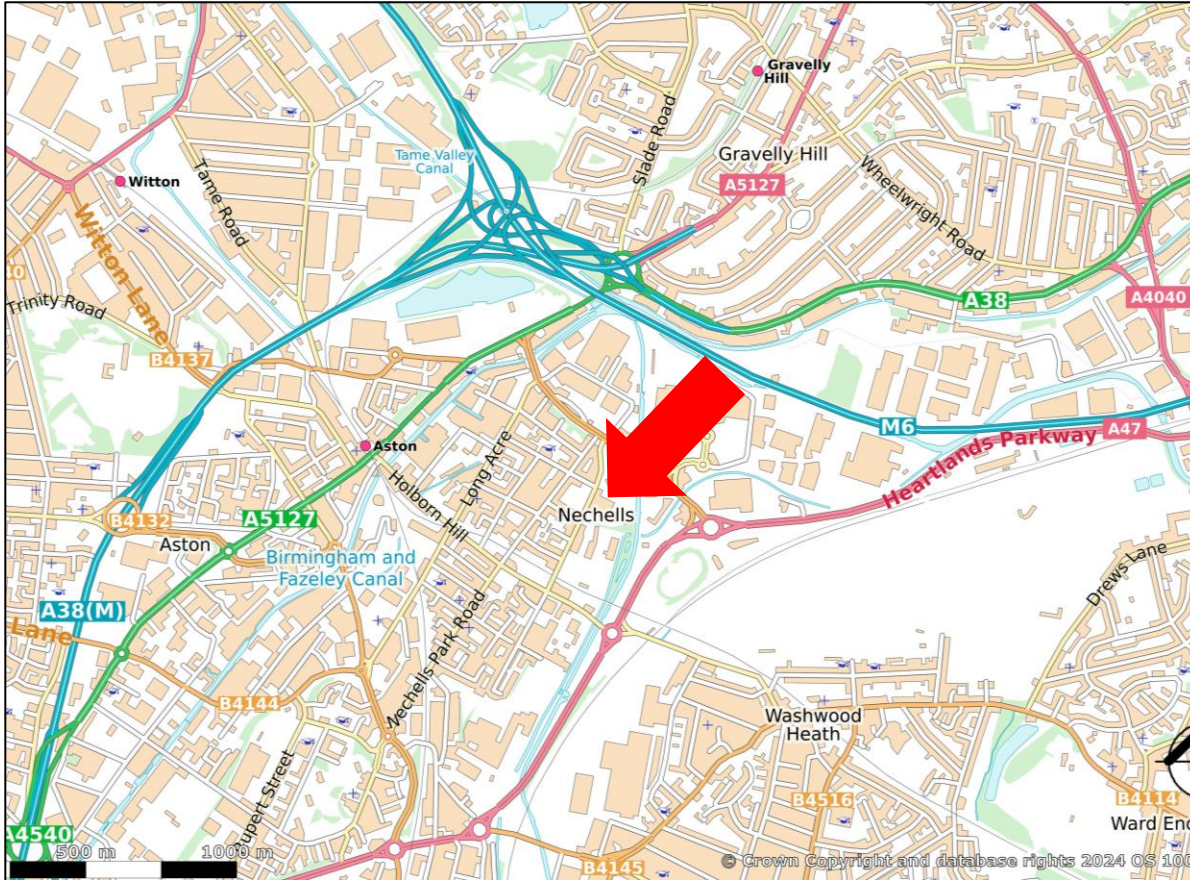
Rent

£32,300 per annum, exclusive, subject to contract and vacant possession.

VAT

The property is elected for VAT, which is payable in addition.

March 2024

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