

# matrixpoint

Mainstream Way BIRMINGHAM B7 4SN

## INDUSTRIAL/ WAREHOUSE UNIT

5,922 -16,058 SQ FT  
(550 - 1,491SQ 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, Surmfit 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.

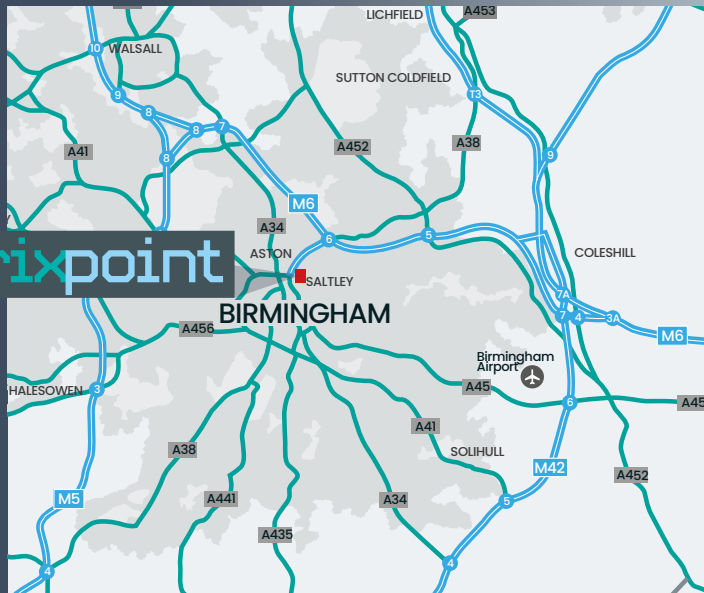
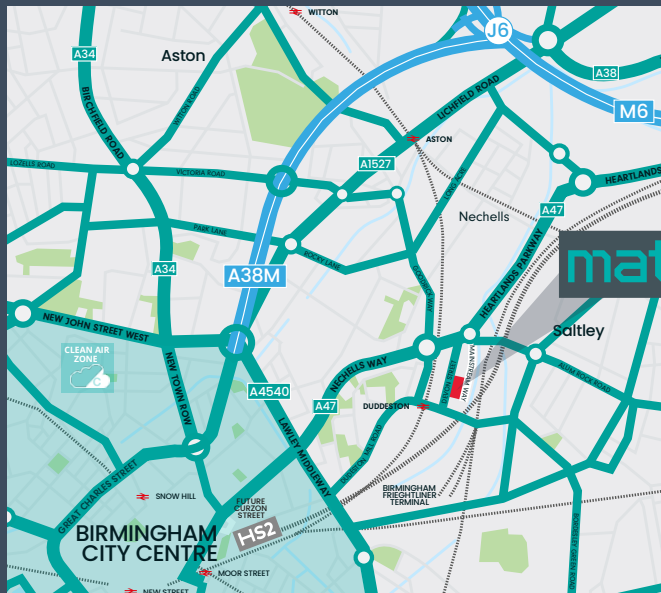
### LEGAL COSTS

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 is located 500m from Freightliner Terminal offering daily rail services to Felixstowe, Southampton and London Gateway.



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Mainstream Way BIRMINGHAM

 **having.dishes.case**

Sat Nav: **B7 4SN**

To Let — **CBRE**  
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[www.cbre.co.uk](http://www.cbre.co.uk)

**0121 233 2330**  
**KWB**  
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## 100 Duddeston Mill Road

|              |                    |                   |
|--------------|--------------------|-------------------|
| Ground floor | 5,970 sq ft        | 554.6 sq ft       |
| First Floor  | 914 sq ft          | 84.9 sq m         |
| <b>Total</b> | <b>6,884 sq ft</b> | <b>639.5 sq m</b> |

## 61 Mainstream Way

|              |                    |                   |
|--------------|--------------------|-------------------|
| Ground Floor | 5,927 sq ft        | 550.6 sq m        |
| First Floor  | 939 sq ft          | 87.2 sq m         |
| <b>Total</b> | <b>6,866 sq ft</b> | <b>637.8 sq m</b> |



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