# FOR SALE/TO LET

UNITS 5 & 7 CATO STREET NECHELLS BIRMINGHAM B7 4TS



Unit 5 3,321 sq.ft/ 308.64 sq.m

Unit 7 3,658 sq.ft/ 339.96 sq.m

- AVAILABLE AS A WHOLE OR AS INDIVIDUAL SEPARATE UNITS
  - CONCERTINA/ROLLER SHUTTER DOOR ACCESS
- EXCELLENT OFF-STREET LOADING/CAR PARKING (FORECOURT)
- WITHIN CLOSE PROXIMITY TO THE MAIN HEARTLAND PARKWAY (A47)
  - CIRCA 1¼ MILES FROM BIRMINGHAM CITY CENTRE
  - CIRCA 1¾ MILES FROM JUNCTION 6 OF THE M6 MOTORWAY

#### **LOCATION**

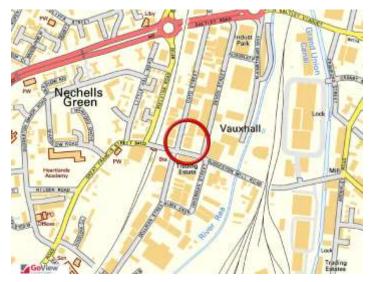
The subject premises enjoys direct frontage onto Cato Street, situated within close proximity to the inter-section with Duddeston Mill Road.

Cato Street provides direct access to the main A47 (Nechell's/Heartland Parkway).

Access to the national motorway network is provided by Junction 6 of the M6 Motorway, "Spaghetti Junction" (circa 1 ¾ miles due north).

Birmingham City Centre is situated approximately 1¼ miles south west. The area is within close proximity to the middle ring road.





#### **DESCRIPTION**

Both units provide ground floor, open span, industrial/warehouse facilities, which incorporate substantial mezzanine structures.

Unit 5 is accessed via a manually operated concertina door (width **13ft 7"/4.14 metres**, height **11ft 11"/3.6 metres**) and Unit 7, an electrically operated roller shutter door (width **13ft 7"/4.14 metres**, height **10ft 10"/3.3 metres**).

Solid concrete floor structures. Excellent natural light. Florescent strip lighting.

Eaves height circa 13ft/3.96 metres.

Excellent (forecourt) off-street loading/car parking.

# **ACCOMMODATION**

# <u>Unit 5</u>

Ground Floor	2,034 sq.ft	189.03 sq.m
Mezzanine	1,287 sq.ft	119.61 sq.m
Total Accommodation Unit 5	3,321 sq.ft ======	308.64 sq.m =======
Unit 7		
Ground Floor	2,102 sq.ft	195.35 sq.m
Mezzanine	1,556 sq.ft	144.61 sq.m
Total Accommodation Unit 7	3,658 sq.ft ======	339.96 sq.m =======

# **RATING ASSESSMENT**

# <u>Unit 5</u>

Rateable Value : £11,250
Rates Payable : Circa £5,152

# <u>Unit 7</u>

Rateable Value £10,000 Rates Payable Circa £ 4,580

# **MAINS SUPPLIES**

- i) Each unit has a primary metered, 100 amp three phase electrical supply.
- ii) Each unit has the benefit of mains water and drainage.
- iii) Unit 7 has the benefit of mains gas.

#### VAT

VAT is not applicable.

### **CONSIDERATION/TENURE**

- A) Each property is available on the basis of a 6 year FRI lease (3 year review pattern) at an asking rental of £11,000 per annum exclusive.
- B) Alternatively each property is available (ground lease hold interests details available from joint letting/selling agents), invited offers in excess of £117,500 (one hundred and seventeen thousand five hundred pounds).

#### **OCCUPATION**

Immediate occupation is available on completion of all legal formalities.

### **LEGAL COSTS**

Each party to bear their own proper legal costs.

#### **VIEWING**

Viewing is available via the sole agents **Stephens McBride.** Contact **Robert Taylor**;

Tel No: 0121 706 7766 Fax No: 0121 706 7796

Email: robert@smbsurveyors.com

07/13 RWAT/gsl

