

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 1¼ 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

Unit 5

Ground Floor	2,034 sq.ft	189.03 sq.m
Mezzanine	1,287 sq.ft	119.61 sq.m
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Total Accommodation Unit 5	3,321 sq.ft	308.64 sq.m
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Unit 7

Ground Floor	2,102 sq.ft	195.35 sq.m
Mezzanine	1,556 sq.ft	144.61 sq.m
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Total Accommodation Unit 7	3,658 sq.ft	339.96 sq.m
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RATING ASSESSMENT

Unit 5

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

Unit 7

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

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Email: robert@smbsurveyors.com

07/13 RWAT/gsl

