

Wellington Trading Estate, Wellington Street, Birmingham, B18 4NR



**TO LET**

Fully Refurbished Industrial/Workshop Units

Total (GIA) From 513 ft<sup>2</sup> - 1,052 ft<sup>2</sup>

**Location**

Northside Business Centre is conveniently located 2 miles north west of Birmingham City Centre. The estate is situated just off the A4040 and benefits from excellent connectivity to the main arterial routes in the area and the Birmingham Ring Road which is a short distance to the south and east.

The A41 is 2 miles to the north providing access to Junction 1 of the M5. Access to the M6 at Junction 6 can be gained via the A38 (M) Aston Expressway approximately 4 miles to the east.

**Description**

This units are of steel portal frame construction with part brick and block, part profile metal clad elevations.

All units benefit from roller shutter access and surfaced car parking to the front.

Each unit has minimum eaves height of between 2.5m to 3.5m.

**Accommodation / Rental & Service Chage**

Unit No	Size (ft2)	Rental & Service Charge (PCM)
Unit 7	1,052	£1,228
Unit 10	627	£735
Unit 11	627	£735
Unit 12	628	£735
Unit 13	632	£738
Unit 14	632	£738
Unit 15	632	£738
Unit 21	701	£820
Unit 25	709	£830
Unit 26	513	£600
Unit 27 & 28	1,336	£1,560

**VAT**

All prices quotes are exclusive of VAT which is payable.



**Terms**

The units are available to let on a new lease of three years.

The rental quoted is inclusive of service charge and a 6-month deposit is required upon completion.

Strictly no Motor Trade or Food Use.

**Business Rates**

It is understood the units will benefit from 100% small business rate relief however this must be confirmed with the local authority and is subject to tenants' eligibility.

**Energy Performance Certificate (EPC)**

Available upon request from the agent.

**Planning Use**

We understand the property has planning for Use Class B2 (General Industrial) and B8 (Storage and Distribution).

**Legal Fees**

An easy-to-understand lease will be provided by the landlord at no cost to the tenant.

Each party to be responsible for their own legal cost incurred during this transaction.

**Availability**

The property is immediately available, subject to the completion of legal formalities.

**Viewings**

Strictly via the agent Siddall Jones on 0121 638 0500