



8 Cato Street

Nechells, Birmingham, B7 4TS

**Modern Warehouse with
Forecourt Car Parking in
Nechells 3,141 sq ft.**

3,141 sq ft
(291.81 sq m)

- Gas Heating
- Integral Offices
- Three Phase Power
- Off-Street Parking

8 Cato Street, Nechells, Birmingham, B7 4TS

Description

The property comprises a modern industrial warehouse unit of steel frame construction with brick elevations, surmounted by a lined profile metal clad pitched roof, incorporating translucent light panels.

The warehouse benefits from concrete flooring, front concertina loading door, three phase electrics, gas air heating and integral offices with WC and kitchen facilities.

The unit benefits from a concrete forecourt providing good loading/unloading and valuable off-street car parking.

Location

The property occupies a prominent location fronting Cato Street, close to the junction with Duddeston Mill Road and Duddeston railway station.

Birmingham city centre is approximately two miles south west and the nearby A38M Aston Expressway provides access to the M6 Motorway at Junction 6 (Spaghetti Junction), which in turn leads to the M5 and M42.

Cato Street provides direct access to the main Nechells/Heartlands Parkway (A47) and the nearby B4132 provides direct access to Lawley Middleway (A34) (middle ring road).

Terms

Rental/Terms

The property is available to let on a new lease with length to be agreed at £26,000 per annum exclusive.

Accommodation

Total (GIA) 3,141 ft² (291.80 m²) approximately

VAT

All prices quoted are exclusive of VAT which we understand is not payable.

Rateable Value

RV - £22,500

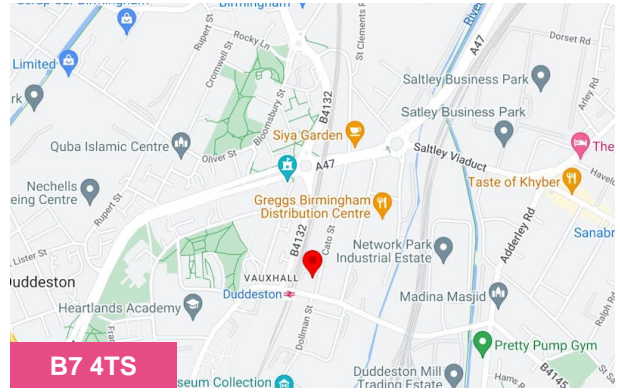
The rateable value includes a mezzanine floor with a RV of c.£6,000, which has since been removed from the unit.

Legal Costs

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

It is understood that all main services are available on or adjacent to the premises.

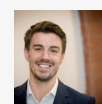
The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.



Summary

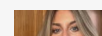
Available Size	3,141 sq ft
Rent	£26,000.00 per annum
Rates Payable	£6,000 per sq ft
Rateable Value	£22,500
Service Charge	No Service Charge.
Car Parking	Off-street car parking
VAT	Not applicable. VAT is not payable.
Legal Fees	Each party to bear their own costs. Each party is to be responsible for their own legal costs incurred during this transaction
EPC Rating	Upon enquiry

Viewing & Further Information



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