

6 Cato Street, Nechells, Birmingham, B7 4TS



**TO LET**

Modern Warehouse with Forecourt Car Parking

Gross Internal Area: 3,141 ft<sup>2</sup> (291.80 m<sup>2</sup>) approximately

### 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).

### 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.

### Accommodation

**Total (GIA) 3,141 ft<sup>2</sup> (291.80 m<sup>2</sup>) approximately**

### Rental/Terms

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

### VAT

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

### Rateable Value

RV - £18,250

### Legal Costs

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

### Services

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.

### Planning

We understand that the property has planning permission under use classes B1 (Offices, Light Industrial) B2 (General Industrial) and B8 (Warehousing).

### Energy Performance Certificate

Available upon request from the agent.

### Availability

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

### Viewings

Strictly by the sole letting agent Siddall Jones on 0121 638 0500

