



6 CATO STREET, NECHELLS, BIRMINGHAM, B7 4TS

WAREHOUSE TO LET | 3,141 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse with Forecourt Car Parking

- Concrete flooring
 - Three phase electricity
 - Gas air heating
 - WC and Kitchen facilities
-

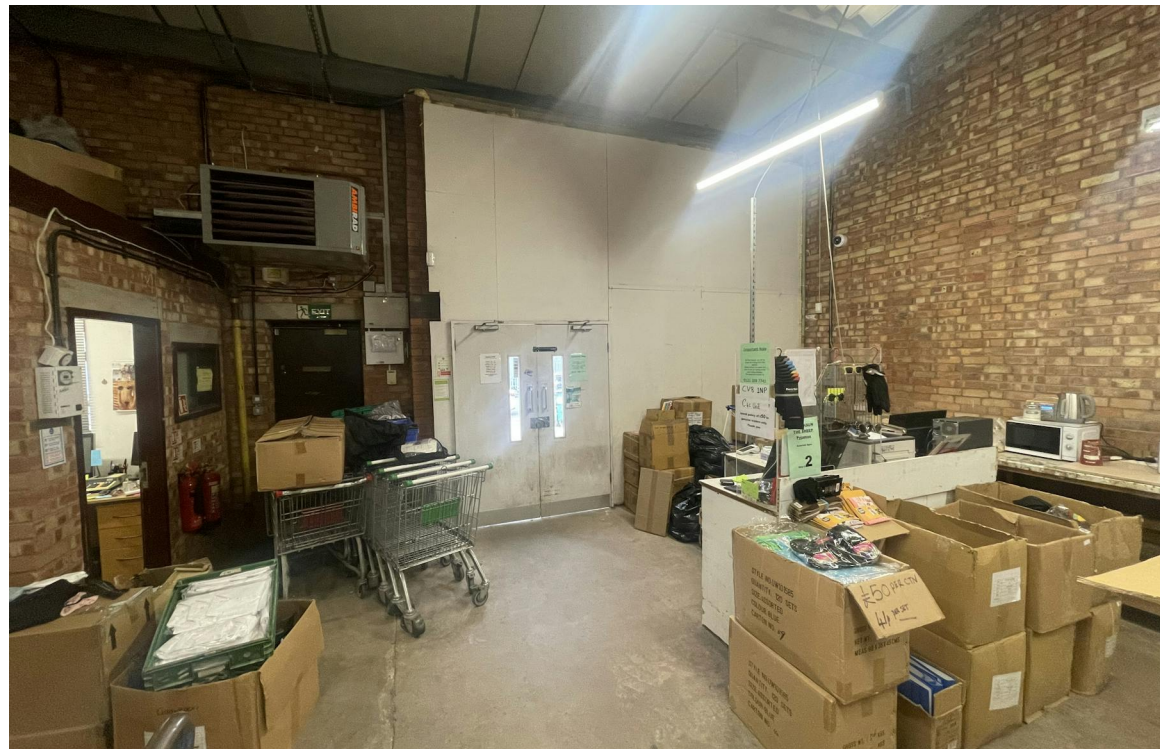


DESCRIPTION

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.

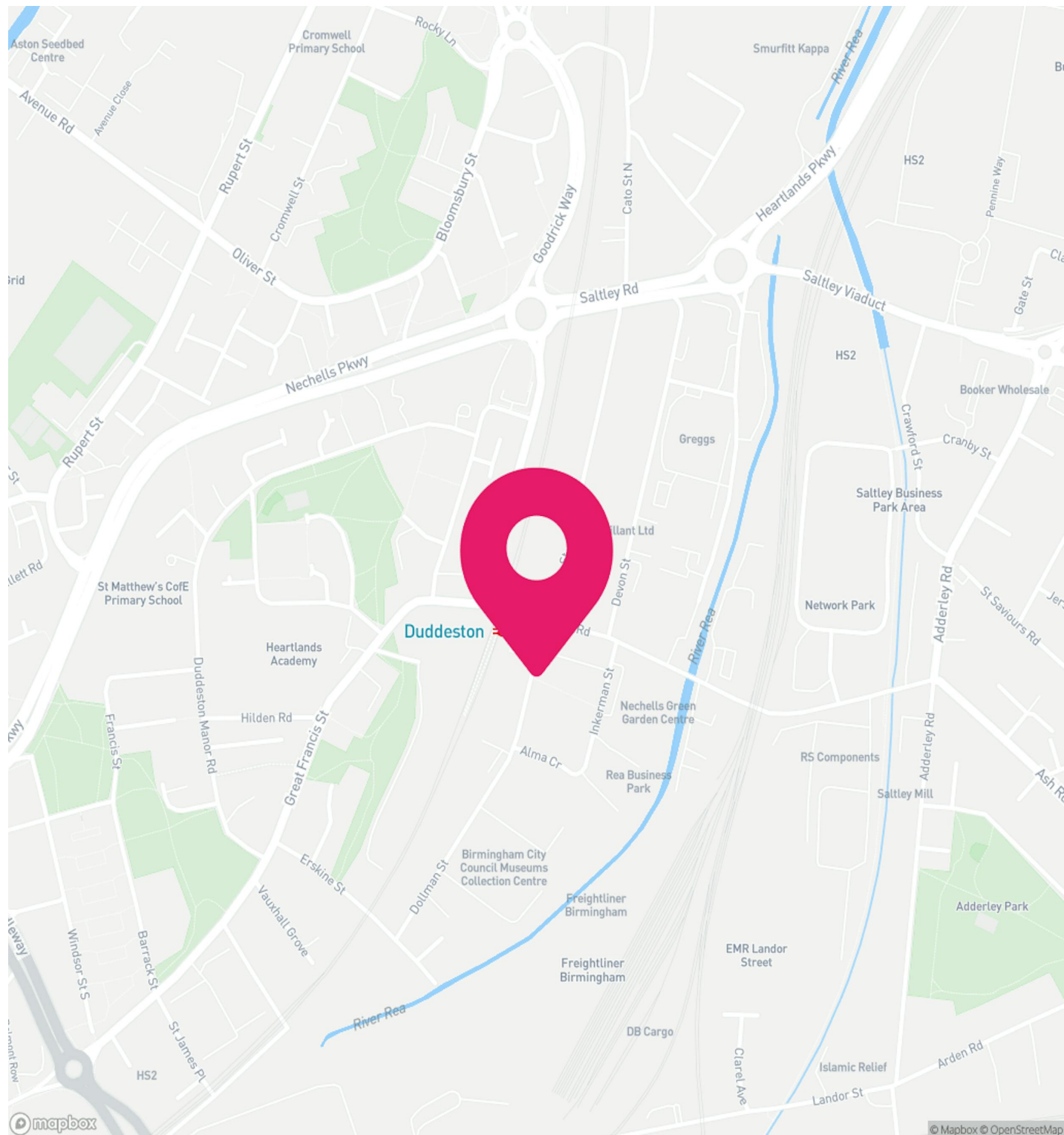


LOCATION

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).



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

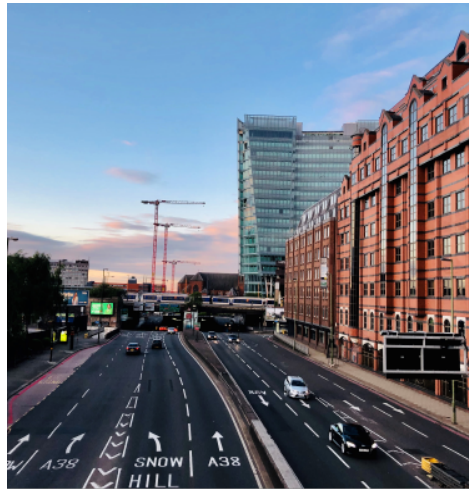
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



ACCOMMODATION

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

VIEWING

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

LEASE

New Lease

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Edward Siddall-Jones

0121 638 0500 | 07803 571 891

edward@siddalljones.com

Sophie Froggatt

0121 638 0500 | 07842013854

sophie@siddalljones.com

Ryan Lynch

0121 638 0800 | 07710022800

ryan@siddalljones.com

Scott Rawlings

0121 638 0500 | 07745521743

scott@siddalljones.com

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