



For Sale

Unit 2, Boulton Business Units, Nechells Place, Birmingham, B7 5AR
6,482 ft² (602.20 m²) of modern industrial / warehouse accommodation





Industrial / Warehouse space now available

Location

The property is situated on the popular Nechells Place development accessed off Cato Street North in turn linking to the main A47 Nechells Parkway.

Nechells Parkway connects to the Middle Ring Road giving access to the Birmingham City Centre approximately 1.5 miles distant and easy access to Junction 5 and 6 of the M6 Motorway approximately 1.5 miles distant.

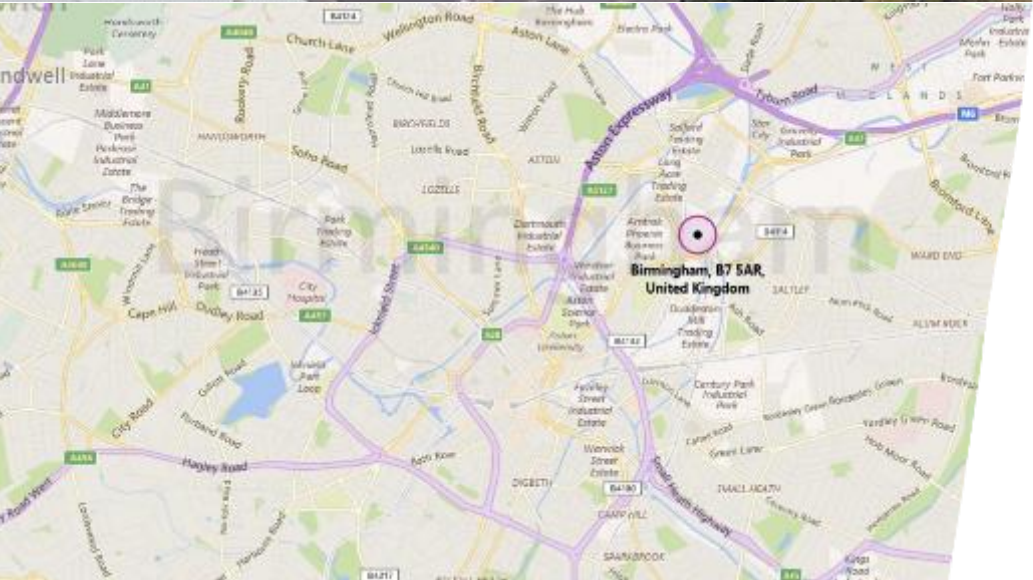
Description

The property is a modern mid terrace industrial unit of steel frame construction, beneath a steel clad roof incorporating translucent roof lights, with block work and steel clad elevations.

Internally the unit benefits from offices, WC's and a kitchen.

The warehouse element benefits from 6m to haunch, a concrete floor with 50 Kn/m² of floor loading, spot lighting, a roller shutter door and is connected to all mains services.

Externally, the property benefits from a tarmacadam service yard and ten car parking spaces. The estate also provides CCTV and automated estate gates for out of hours security.

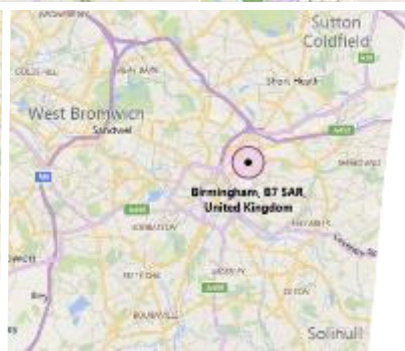


Accommodation

Floor	Area (ft ²)	Area (m ²)
Warehouse	5,740	533.30
Office	742	68.90
Total GIA (Approx.)	6,482	602.20

Energy Performance Certificate

The unit has an EPC rating of D-79.



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Tenure

The unit is available on a freehold basis.

Purchase Price

Offers in the region of £580,000 exclusive of VAT.

Rates

The rateable value of this property is £34,000.

Service Charge

The estate is subject to a service charge to cover provision of onsite security, estate lighting and ancillary services. Further information is available from the agents.

Services

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Legal Cost

Each party are to bear their own legal costs incurred in any transaction.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing

Strictly by appointment with the agent, contact details below.

For more information please contact:

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