

Industrial Units - To Let



Unit 11, Montgomery Street Business Centre, Montgomery Street, Sparkbrook, Birmingham B11 1DS



Size: 240 Sq Ft (22.3 Sq M)

Rent: £2,750 per annum exclusive

Service Charge: £1,377 per annum

Key Features

- Flexible terms, short break options offered
- Modern purpose built units
- Prime location
- Served well by excellent public transport

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the Council or its officers.
3. None of the statements contained in these particulars is to be relied upon as a statement or representation of fact.
4. Neither the Council nor any of its officers make or give representation of warranty whatsoever in relation to the premises described in these particulars.

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Location

Montgomery Street Business Centre is nestled alongside a canal and is situated within a busy residential area. It is within walking distance to local shops and cafes.

It has a strong local bus route, support system and also has a railway station within walking distance.

Birmingham City Centre is only 15 minutes away by car.

Description

Montgomery Street Business Centre comprises of twenty modern Industrial units. These are single storey workshops of brick and tile construction built around 1980. The units have low headroom. There is good vehicular access into the centre.

This unit has 3 phase electricity, it was built in the modern part of the estate.

The unit has no toilet but has use of a communal toilet block..

CCTV has been installed and the centre is accessed through electric gates.

Use

The premises fall within Use Class E planning consent under the Town and Country Planning (Use Classes) (Amendment) (England) Regulation 2020, formerly B1/B8.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

Tenure

The premises are available leasehold.

The Landlord may consider the following:

- (i) A periodic tenancy subject to six months notice by either party, or
- (ii) A Tenancy for a term of three years less one day, or
- (iii) A five-year lease (or multiples thereof).

Rent

£2,750 per annum

Service Charge

A service charge of approximately £1,377 per annum will be payable to cover the cost of additional services provided by the landlord.

VAT

VAT is not applicable to this property.

Business Rates

Interested parties are able to verify the national non-domestic rates payable with the Business Rates Section of Birmingham City Council. Telephone 0121 303 5509 / 5510 or 5511.

Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact the Lettings Team via email bpslettings@birmingham.gov.uk


Drawing No. 20225



**Unit 11, Montgomery Street Business Centre
Sparkbrook & Balsall Heath East**


Notes

0 5 10 20 30
Metres



Kathryn James
Assistant Director Property
Place, Prosperity & Sustainability Directorate
10 Woodcock Street
Birmingham, B7 4BG

Scale 1:500 @A3
Drawn Bharat Patel
Date 02/11/2020



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