

# Industrial Units - To Let



Unit 6, Mount Street Business Centre, Mount Street, Nechells  
B7 5RD



Size: 831 Sq Ft (77.22 Sq M)

Rent: £7,500 per annum exclusive

Service Charge: £2,435.20 per annum

## Key Features

- Close to main motorway access
- Located on secure estates
- Modern purpose-built units
- 2 minutes' drive to the Aston Expressway and motorway network

Misrepresentation Act 1967

1. These particulars do not constitute or form any part of an offer or contract.
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## Location

The Business Centre is located in the cul-de-sac part of Mount Street close to Heartlands Parkway.

It is an old established inner city locality having easy access to the Heartlands Spine Road and there is municipal housing nearby.

## Description

The accommodation is to be used solely for industrial purposes (for example, manufacturing, storage, distribution) and the tenant will be responsible for ensuring they comply with the appropriate planning consent.

Auto/Motor trade users are not permitted.

## Use

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

## EPC

Energy rating is D. 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

£7,500 per annum

## Service Charge

A service charge of approximately £2,435.20 per annum will be payable to cover the cost of additional services provided by the landlord.

## VAT

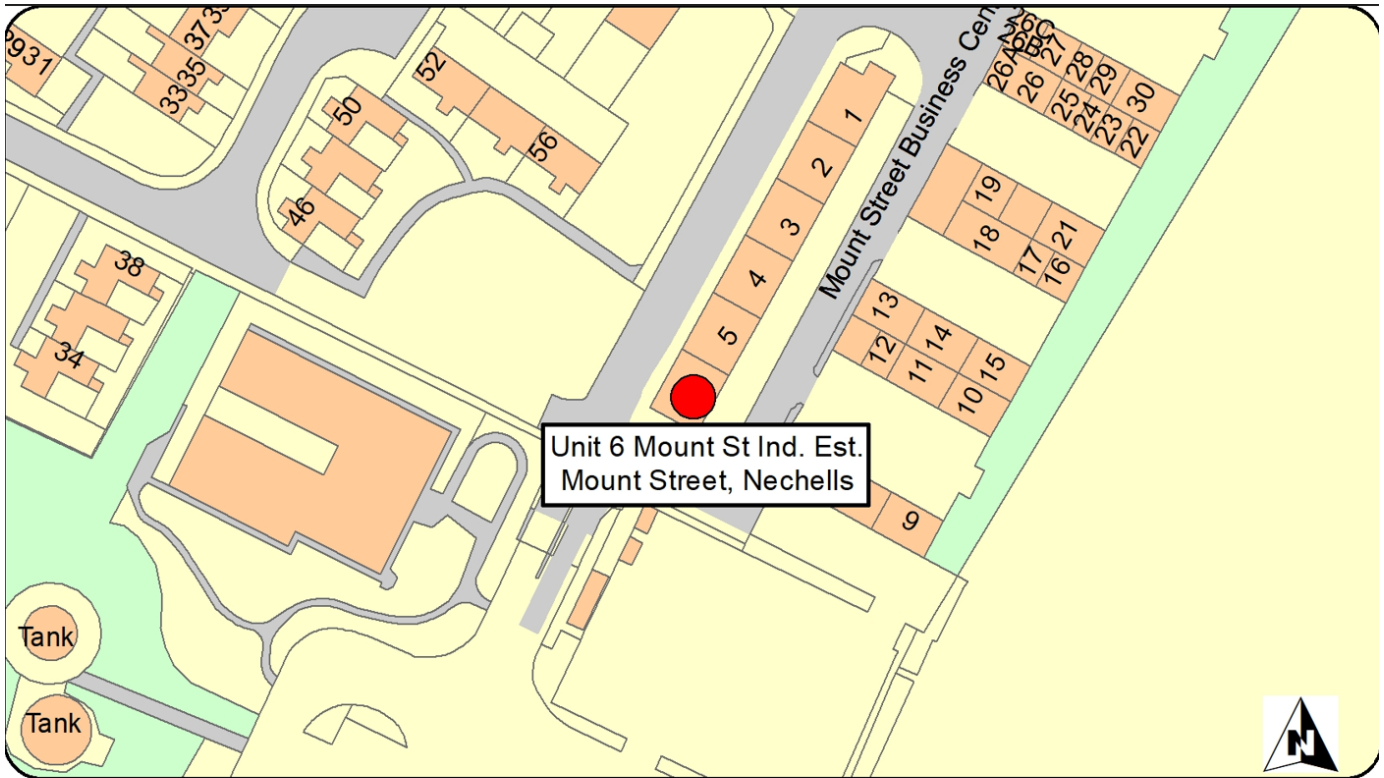
VAT is not applicable to this property.

## 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

## Viewing

Viewings are by appointment. For further information or to arrange a viewing, please contact the Graduate Surveyor Irene Steksova via email [irene.steksova@birmingham.gov.uk](mailto:irene.steksova@birmingham.gov.uk) or work mobile number 07395 884376.



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