

# Industrial Units - To Let



Unit 6, Riland Industrial Estate, Norris Way, Sutton Coldfield  
B75 7BB



Size: 1,570 Sq Ft (145.85 Sq M)

Rent: £20,000 per annum exclusive

Service Charge: £1,990 Per Annum

## Key Features

- Close to proximity to major motorway links
- Good Eaves Height
- Small Mezzanine
- W/C Facility

### Misrepresentation Act 1967

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

An industrial unit situated in a small industrial estate of similar units approximately 1/2 mile from Sutton Town Centre.

## Description

A modern, purpose built, single storey industrial unit built circa 1980s' and situated in a small industrial estate of similar units approximately 1/2 mile from Sutton Town Centre.

The premises are constructed of a pitched portal frame with blockwork elevations surmounted by preformed steel profiled sheets and corrugated roof. The property has the benefit of electrics, water and roller shutter door and forecourt parking

## Use

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

## 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

£20,000 per annum

## Service Charge

A Service Charge of £1,990 per annum will be payable to cover the cost of additional services provided by the Landlord

## VAT

VAT is not applicable to this property.

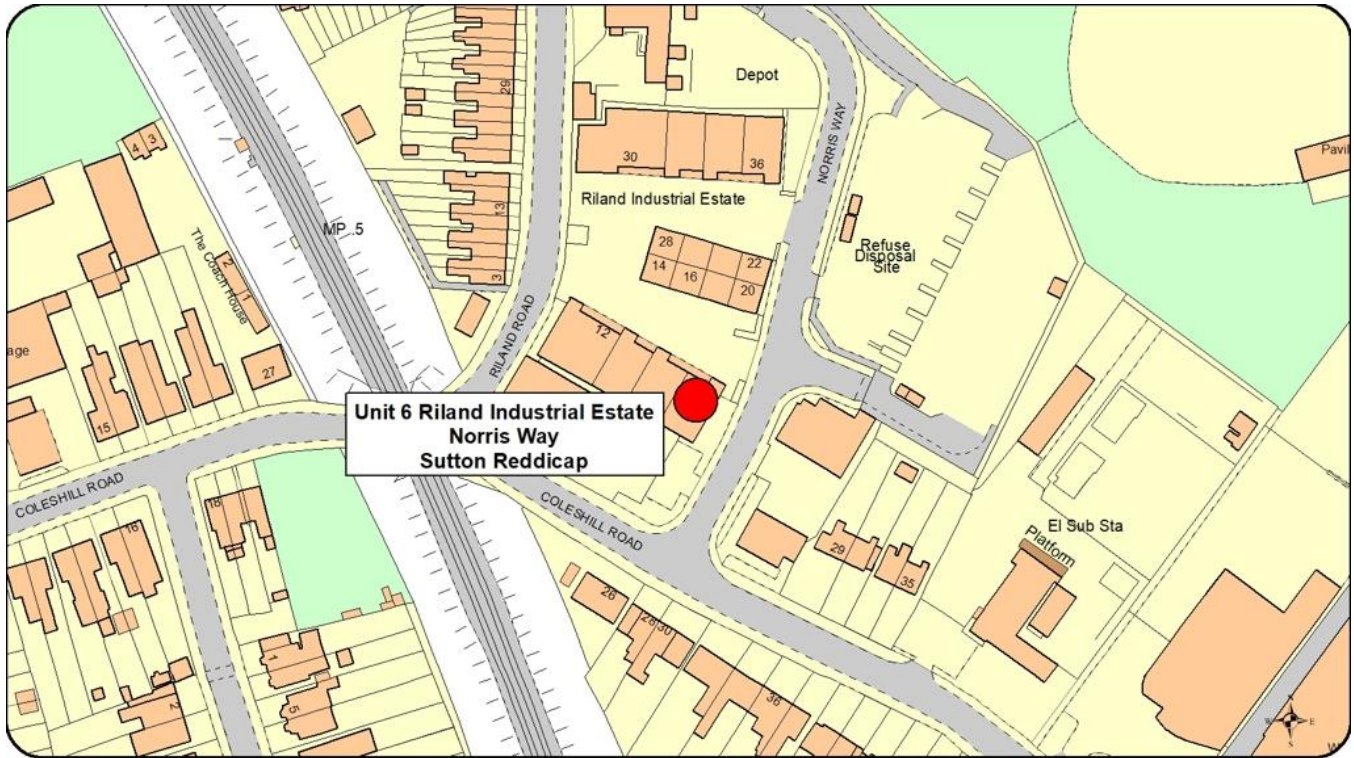
## Business Rates

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.

Some tenants may qualify for Small Business Rates Relief to find out if you qualify, please enquire using the phone numbers shown above.

## Viewing

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



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