

# Industrial Units - To Let



**Unit 21, Mount Street Business Centre, Mount Street, Nechells,  
Birmingham B7 5RD**



Size: 588 Sq Ft (54.63 Sq M)

Rent: £6,500 per annum exclusive

Service Charge: £3,191 per annum

## Key Features

- Three Phase Electricity
- Good Eaves Height
- Good transportation links to major motorways
- Communal Male & Female Toilets

### 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

A modern industrial estate split into 3 parts consisting of 54 units. There is a Central Block, Main Block and the Extension. The subject premises is part of the central block.

The estate is situated predominantly an Industrial Area, located close to Star City and benefits from good connections with nearby motorways and the City Centre.

## 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

£6,500 per annum exclusive

## Service Charge

A service charge of £3,191 per annum will be payable to cover the cost of additional services provided by the landlord.

## VAT

VAT is not applicable to this property.

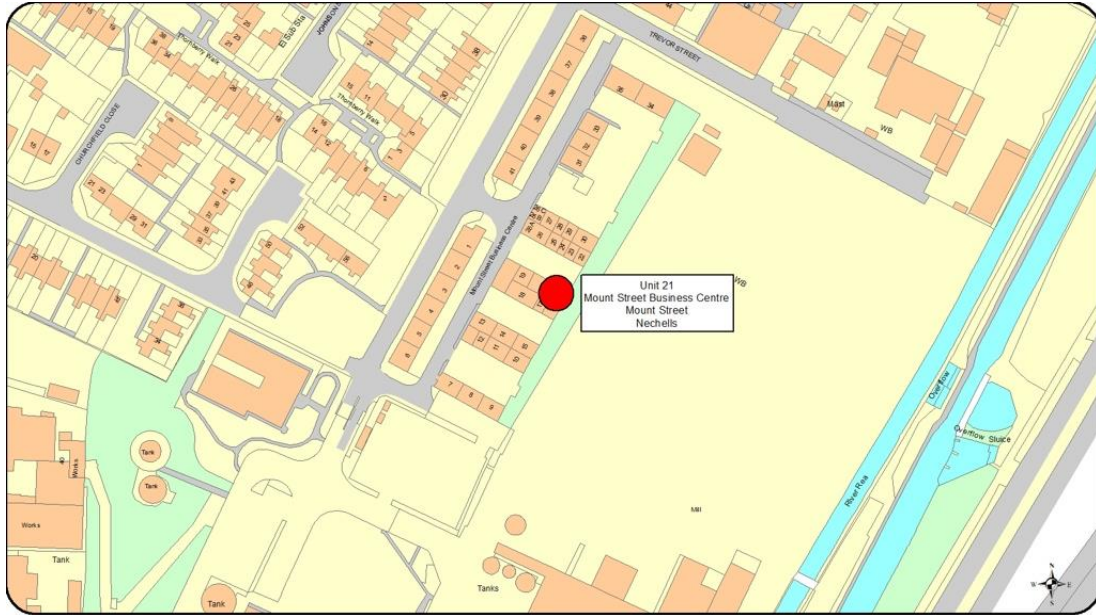
## Business Rates

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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