

# Industrial Units - To Let



**Unit 8 Riland Industrial Estate, Norris Way, Sutton Coldfield  
B75 5BB**



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

Rent: £21,000 per annum exclusive

Service Charge: £1,990 per annum

## Key Features

- Good Eaves Height
- Small Mezzanine Office Space
- Roller Shutter
- W/C Facility

### 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.

[birmingham.gov.uk](http://birmingham.gov.uk)

OFFICIAL

Follow us on twitter 

## Location

The industrial estate is located within a cul-de-sac 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 in 1985 constructed of a pitched portal frame with blockwork elevations surmounted by preformed steel profiled sheets and corrugated roof.

The property is in good condition considering age and use.

## 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

£21,000 per annum exclusive

## 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)



© Crown Copyright and database right 2024. Ordnance Survey AC0000819638.  
You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.  
Aerial Photography, if present, Copyright Bluesky 2016.