

Industrial Units - To Let



**Unit 22 Riland Industrial Estate, Norris Way, Sutton Coldfield
B75 5BB**



Size: 590 Sq Ft (54.81 Sq M)

Rent: £7,500 per annum exclusive

Service Charge: £748.00 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.
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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

£7,500 per annum exclusive

Service Charge

A Service Charge of £748 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



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