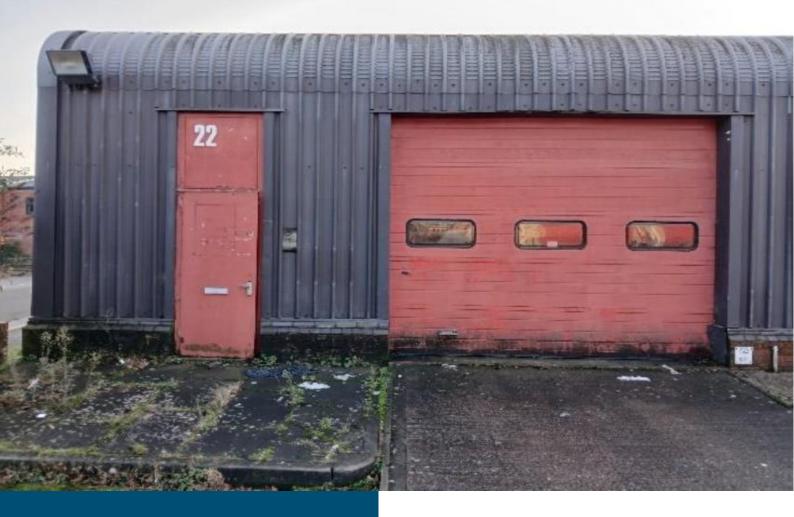


# **Industrial Units - To Let**

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

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- 2. All statements contained in these particulars are made without responsibility on the part of the Council or its officer.
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#### Location

The industrial estate is located within a cul-desac 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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