



TO LET

Unit 8 Metro Triangle, Mount Street, Nechells, Birmingham B7 5QT

SW
Sanderson
Weatherall



- Rent of £36,000 per annum.
- Good quality refurbished industrial unit.
- Near the M6 Motorway and Aston Expressway.
- GIA of approximately 4,000 sq ft (372 sq m)

Location:

The property forms part of an established self-contained courtyard style industrial estate known as Metro Triangle. It is situated on the east side of Mount Street opposite its junction with Eliot Street. It is conveniently located just 0.5 miles from junction 6 of the M6 Motorway and 2.5 miles north of Birmingham city centre.

Description:

The property is a mid-terrace light industrial unit of good refurbished specification. The unit is of modern portal frame construction and well presented.

Internally the unit provides a warehouse area and two storey offices. The integral office block provides an office/ kitchenette space and two WCs on the ground and an open plan office first floor. The warehouse benefits from an eaves height of around 6.4 metres. Access is via a sectional up and over drive in access door and a personnel door, as well as a rear fire door.

The unit extends to a gross internal area of approximately **4,000 sq ft** (372 sq m).

Externally there is a shared loading yard and four allocated parking spaces outside the unit.

Business rates:

The property is assessed for business rates with a draft April 2026 rateable value of £31,000; providing an estimated current amount payable of £13,392 (2026-27 year). We recommend that applicants contact Birmingham City Council to confirm the rates payable for themselves.

Energy Performance:

The property has an EPC rating of band C with a score of 72 points.

Use:

We understand the property has permission for use as a light industrial unit, under class E.

Service Charge:

There is a service charge payable for the upkeep of the estate and the buildings insurance premium is recharged to the tenant. These are currently budgeted to be £2,553.90 and £2,643, per annum, respectively.

Rent:

£36,000 per annum, exclusive, subject to contract.

VAT:

The property is elected for VAT, which is payable in addition to the rent.

Lease:

The property is available to let for a minimum of five years, on a full repairing and insuring basis. A rent deposit and guarantor may be required, subject to references.



Viewings

Strictly by appointment with
the sole agents only.

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