



RENT
£10.50
(per sq ft)



Units 6 & 12, Dunton Industrial Estate Mount Street, Nechells, B7 5QL

Leasehold | Industrial Units | 2,240 Sq Ft (208.10 Sq M) each unit



TO LET



Location

The Dunton Industrial Estate is located in the Nechells area of Birmingham, within a short distance of the main A47 Heartlands Spine Road.

Junction 6 of the M6 Motorway approximately one mile and provides access to the national motorway network.

Birmingham city centre and New Street station are within 3 miles.



Description

Both units provide an end of terrace workshop/storage facility benefiting from an eaves height of circa 5.8m, with WC facilities, roller shutter door loading access, forecourt car parking, concrete floor.

Front and rear elevations of metal cladding, roof of metal sheeting with Perspex roof lights.

The estate comprises twelve single storey industrial units arranged in two terraces on opposing sides of a common concrete loading forecourt.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Unit	Sq Ft	Sq M
6	2,240	208.10
12	2,240	208.10



Amenities



Eaves Height -
circa 5.8m



Roller Shutter



Forecourt Parking



Unit 6



Further information

Rent

£10.50 per sq ft per annum.

Tenure

The units are available by way of a new full repairing and insuring lease for a negotiable term.

Business Rates

To be reassessed.

Small businesses in a property with a Rateable Value of up to £12,000 could receive 100% relief, while those with a property with a Rateable Value of £12,000 to £15,000 could receive tapered relief. For more information, please contact the local authority.

Services

We are advised that all mains services are available.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

EPC

Energy Performance Rating of D.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the lettings.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

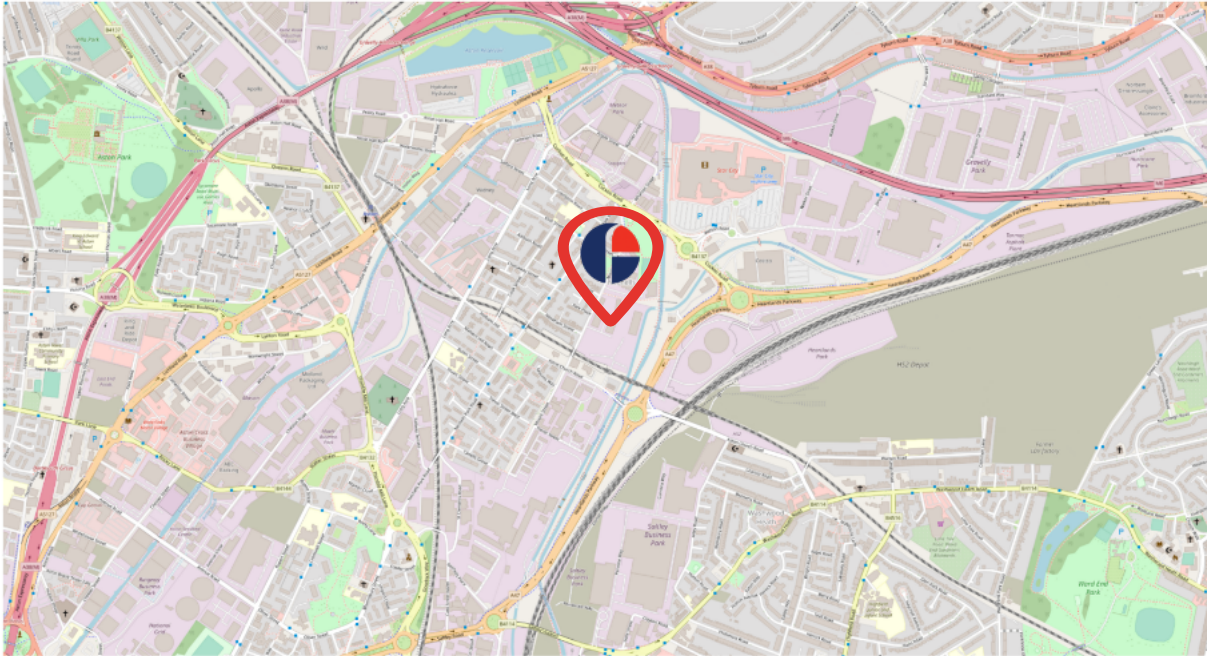
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

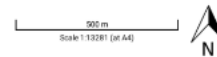
Strictly by prior arrangement with the agent.



Units 6 & 12, Dunton Industrial Estate, Nechells



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Approximate Travel Distances



Locations

- Birmingham - 2.6 miles
- Sutton Coldfield - 6.3 miles
- West Bromwich - 8.3 miles



Nearest Station

- Aston - 1.2 miles

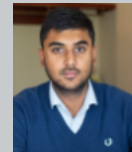


Nearest Airport

- Birmingham International - 11.1 miles



Viewings



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Particulars dated May 2024. Photographs dated May 2024.

