

Unit 3, Mainstream 47, Mainstream Way, Birmingham, B7 4SN



TO LET

Modern Industrial Warehouse with Office Accommodation

Gross Internal Area: 1,805 ft² (167.69 m²)

Location

Mainstream 47 is approximately 1 ½ miles north east of Birmingham City Centre and is accessed directly off Saltley Road (A47).

The property benefits from excellent access to the regional and national motorway networks via the A38(M) Aston Expressway and Junction 6 of the M6 Motorway which lie a short distance from the property.

Birmingham New Street, Moor Street and Snowhill Station along with Aston Train Station are only a short distance with local bus routes connecting to the city centre and beyond on Avenue Road.

Description

The building comprises a two-storey business unit of steel portal frame construction, surmounted by a pitched roof with part brick and part clad elevations.

The ground floor benefits from a concrete floor warehouse with a minimum eaves height of 5.89m, daylight roof panels, level access roller shutter doors to the rear and a designated loading area.

The first floor comprises of office accommodation with carpet flooring, florescent strip lighting, double glazing and kitchen and WC facilities.

Externally, the property benefits from ample car parking.

Accommodation

Total (GIA) 1,805 ft² (167.69) approximately

Terms

The property is available to let on a new lease with length to be agreed at £15,500 per annum.

VAT

All figures quoted are exclusive of VAT which we understand is payable.

Service Charge

There is a service charge payable for the maintenance and upkeep of the external areas of the estate.

Further details available on request.

Business Rates

The property benefits from small business rates relief, subject to tenant qualification.

For any queries please refer to Birmingham City Council Business Rates department.

Services

We have been advised that all mains services are available on or adjacent to the subject premises.

The agents have not tested the services and prospective purchasers are advised to make their own enquiries regarding the adequacy and condition of these installations.

Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Availability

The property is immediately available subject to the completion of legal formalities.

Viewings

Strictly via the joint agents:

Siddall Jones on 012 638 0500
Harris Lamb on 0121 455 9455

