

# To Let

## Unit 6 Mount Street Business Park, Mount Street, Nechells, Birmingham, B7 5QU

3,816 sq ft (354.52 sq m)

- Located within half a mile of Junction 6 of the M6
- 2 miles north east of Birmingham city centre
- 4.53m eaves height



Industrial Warehouse

## Location

The unit is situated on Mount Street Business Park, which is located off Mount Street, Nechells, Birmingham. The property is situated approximately half a mile south east of Junction 6 of the M6 Motorway, from which, the A38M is also accessible, providing access to Birmingham city centre.

The nearest train station is Aston, located approximately half a mile west of the property.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Warehouse	3,082	286.33	Available
Offices	734	68.19	Available
<b>Total</b>	<b>3,816</b>	<b>354.52</b>	

## Specification

The unit is of portal frame construction with brick/profile metal clad elevations surmounted by a pitched roof with roof lights.

The property incorporates the following salient features:

- 4.53m eaves
- 1 roller shutter door
- Lighting in warehouse
- Concrete floor
- 2 storey offices
- 2 x WCs
- Yard with parking to the front

## Services

We have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for purpose. The tenant is advised to obtain verification from their solicitor in this instance.

## Tenure

The premises are available by way of a new full repairing and insuring lease, terms to be agreed.



## Rent

Rent on Application

## EPC

This property has been graded as D (76).

## Business Rates

Upon Enquiry

## Viewing & Further Information

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