

90 CATO STREET NORTH, BIRMINGHAM, B7 5AB



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE ACCOM.

1,400 sq.ft/130.06 sq.m

- Substantial, electrically operated roller shutter door access
- Open span
- Circa, 1.25 miles, north east of Birmingham City Centre
- Ease of access to Nechell's/Heartlands Parkway (A47)
- Circa, 1.7 miles from junction 6 of the M6 motorway, "Spaghetti Junction"
- Outside of the clean air zone



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LOCATION

The subject premises enjoys direct frontage onto Cato Street North, adjoining the intersection with Nechells Place.

Ease of access to the main Heartlands/Nechell's Parkway (A47) and Goodrick Way (B4132).

Birmingham City Centre is located approximately 1.25 miles south west.

Access to the national motorway network is provided by junction 6 of the M6 motorway ("Spaghetti Junction") (circa, 1.7 miles north east).

It is important to note, the property is outside of the clean air zone.

DESCRIPTION

The subject premises provides ground floor, industrial/warehouse accommodation.

Advantages include:

- Open span
- Substantial, electrically operated roller shutter door access (width **11ft/3.5m** – height **14ft 9"/4.5m**)

ACCOMMODATION

1,400 sq.ft/130.06 sq.m

ASKING RENTAL LEVEL

£16,000 pax

RENTAL PAYMENTS

Quarterly in advance

TERM

The property is available on the basis of a 5 year lease agreement.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

VAT

VAT is **not** applicable

BUSINESS RATES

(April 2026)

Rateable value - **£12,250**

Rates payable circa, **£6,000**

However, it is important to note Small Business Rates Relief may apply.

PERMITTED USE

All uses will be considered, with the exception of any form of recycling, car repairs or car breaking.

MAINS SUPPLIES

The property has the benefit of a 3 phase electrical supply (100 amp), gas, water and foul drainage.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

Robert Taylor BSc MRICS

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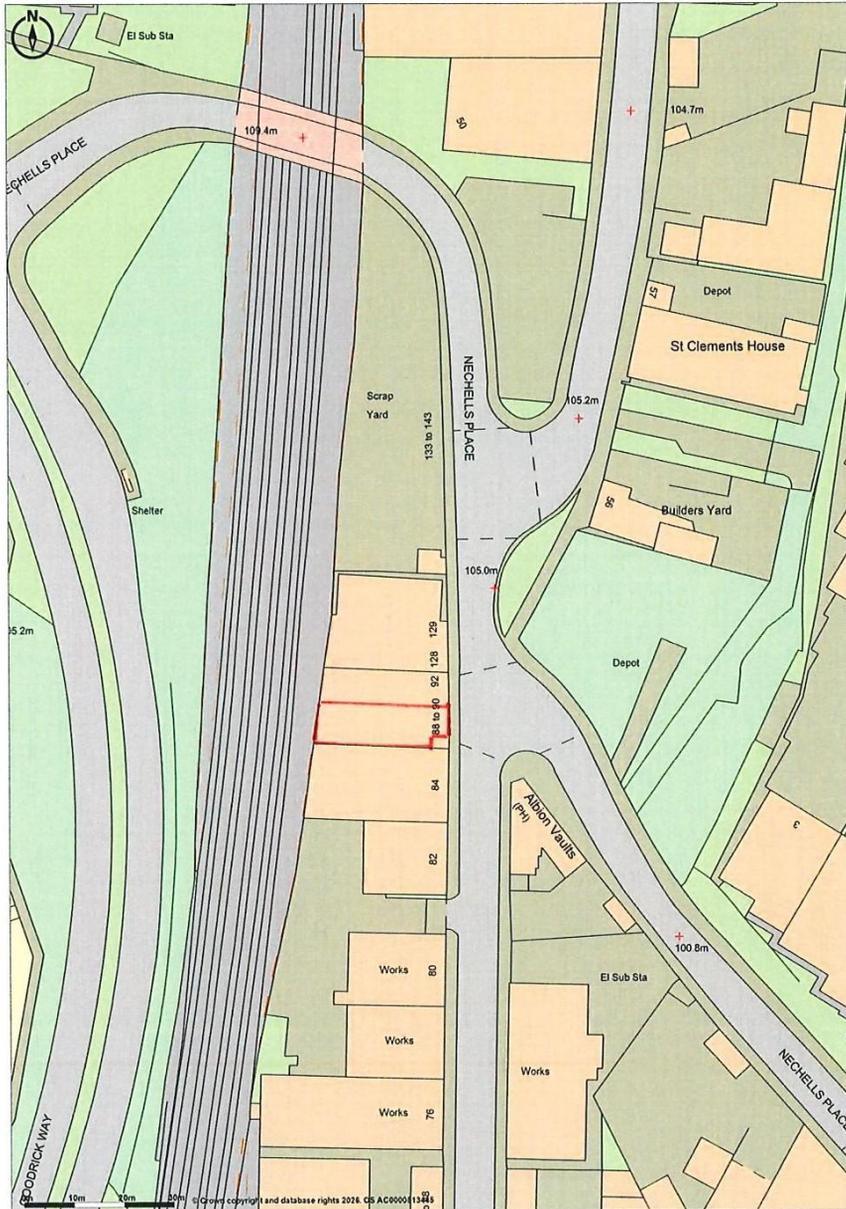
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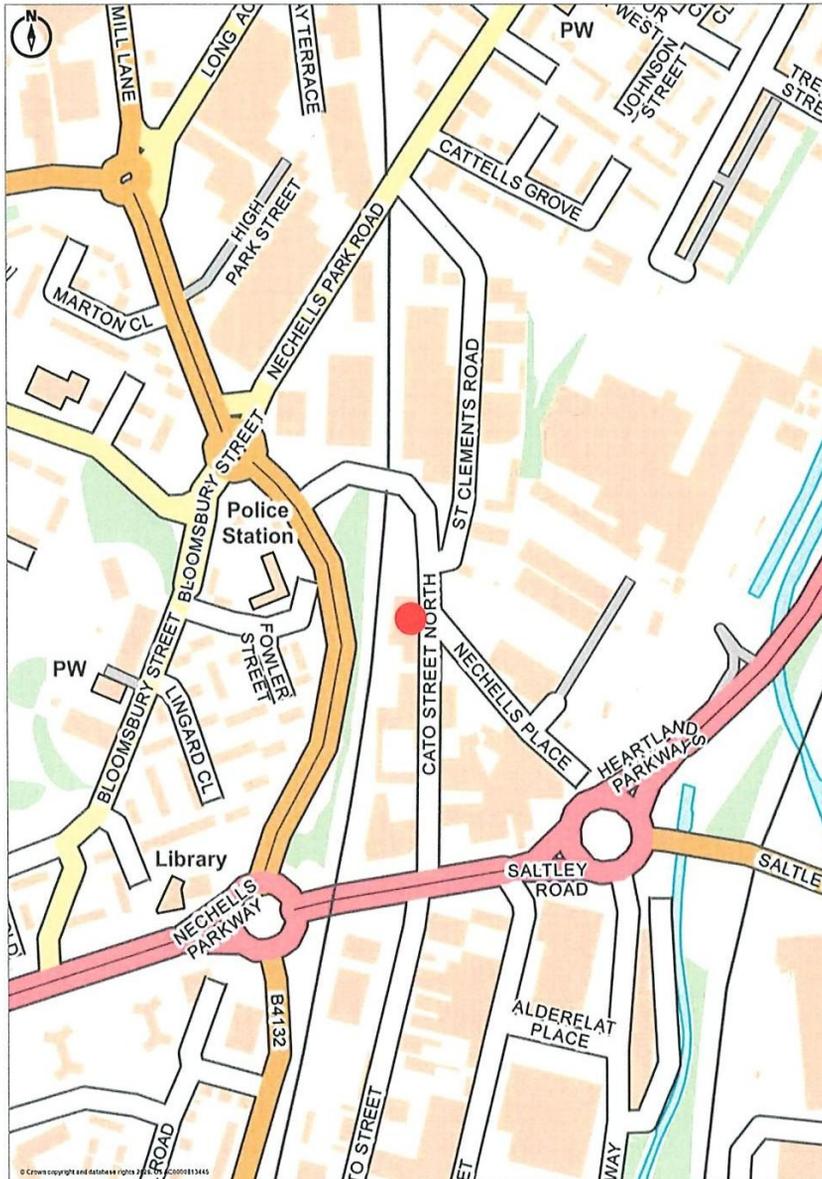
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.