

99 CATO STREET, NECHELLS, BIRMINGHAM, B7 4TS



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE ACCOM.

3,160 sq.ft/293.57 sq.m

- In the process of refurbishment – estimated date of completion 10.07.2025.
- Portal framed.
- Substantial, “up and over” access door.
- Forecourt, off street loading/car parking.
- Circa, 1.5 miles from junction 6 of the M6 motorway.
- Outside of the clean air zone.
- Circa, 1 mile from Birmingham City Centre.

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LOCATION

The subject premises enjoys direct frontage onto Cato Street, within close proximity to the intersection with Nechell's/Heartlands Parkway (A47).

Junction 6 of the M6 motorway, "Spaghetti Junction" is located approximately 1.5 miles due north.

Birmingham City Centre is situated approximately 1 mile south west.

Ease of access to the Middle Ring Road.

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

DESCRIPTION

The subject premises provides ground floor, open span/portal framed, industrial/warehouse accommodation, including ancillary offices, kitchen and toilet facilities.

Advantages include:

- Accessed via a substantial, "up and over" door.
- Forecourt, off street loading/car parking.
- Subject to an ongoing refurbishment programme – estimated date of completion 10.07.2025.

ACCOMMODATION

3,160 sq.ft/293.57 sq.m

ASKING RENTAL LEVEL

£35,000 pax, payable quarterly in advance.

TERM

The property is available on the basis of a 5 year, FRI term.

PERMITTED USE

All uses will be considered, including car repairs.

OCCUPATION

Circa, 10.07.2025

ANNUAL INSURANCE PREMIUM

The annual insurance premium, payable by the tenant, is in the region of **£1,500**.

VAT

VAT is applicable.

BUSINESS RATES

Rateable Value - **£19,000**

Rates Payable – circa, **£9,500**

MAINS SUPPLIES

All mains supplies are connected, including electricity (3 phase), gas, water and 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.

For More Information Contact:

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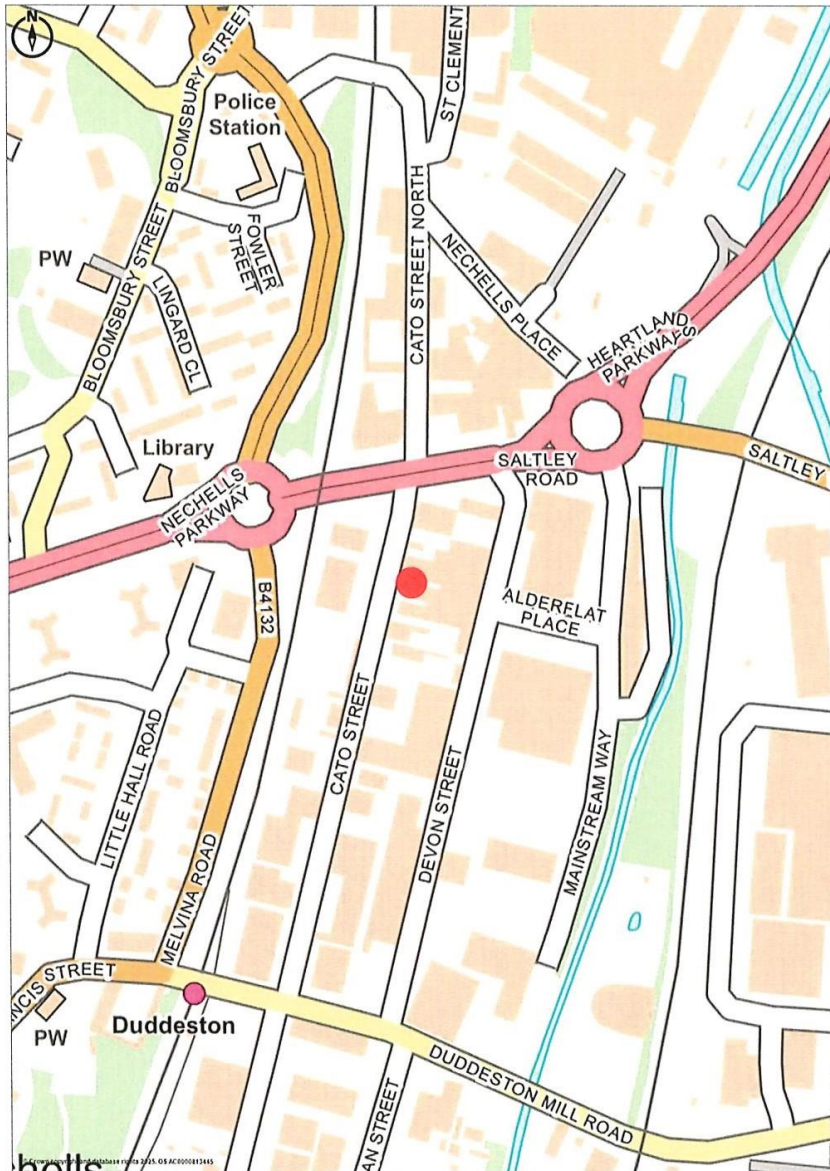
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SMB
Stephens McBride

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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.