

UNIT 7, CATO STREET, BIRMINGHAM, B7 4TS



TO LET

MODERN, OPEN SPAN
GROUND FLOOR
WAREHOUSE/BUSINESS/
INDUSTRIAL ACCOMMODATION

2,000 sq.ft/185.8 sq.m

- Secure, forecourt, off street loading/car parking
- Within relative close proximity to Birmingham City Centre, Heartlands Spine Road and Junction 6 of the M6 Motorway
- Electrically operated roller shutter door access



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys frontage onto Cato Street, situated within close proximity to the intersection with Duddeston Mill Road.

Cato Street provides direct access to the main Nechell's/Heartlands/Fort Parkway (A47).

Junction 6 of the M6 Motorway, "Spaghetti Junction" is located approximately 2 miles due north.

Birmingham City Centre is situated approximately 1.25 miles due west.

DESCRIPTION

The subject premises provides ground floor, open span, warehouse/distribution/business/industrial accommodation.

Secure, forecourt, off-street loading/car parking.

Electrically operated roller shutter door access (width circa **13 ft. 6"/4.17m, height 10 ft. 9"/3.27m**).

Side pedestrian door with the benefit of an external, security shutter.

Male and female toilet facilities.

Florescent strip lighting.

It is important to note, that the accommodation stated is ground floor only.

The demise includes a substantial mezzanine area, which could either remain or will be removed by the Landlord, prior to occupation being taken.

ACCOMMODATION

Ground floor - **2,000 sq.ft/185.8 sq.m**

*Mezzanine, if required – **1,567 sq.ft/145.58 sq.m**

TENURE

The property is available on the basis of a 5 year FRI lease (3 year review pattern).

RENTAL

£24,000 pax

Payable quarterly in advance.

BUSINESS RATES

April 2026

Rateable value - **£15,000**

Rates payable circa, **£7,500**

VAT

VAT is **not** applicable.

PERMITTED USE

It is important to note, uses such as car repairs, car breaking or any form of recycling will not be considered.

MAINS SUPPLIES

The property has the advantage of mains electricity (3 phase), gas, water and drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper 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;

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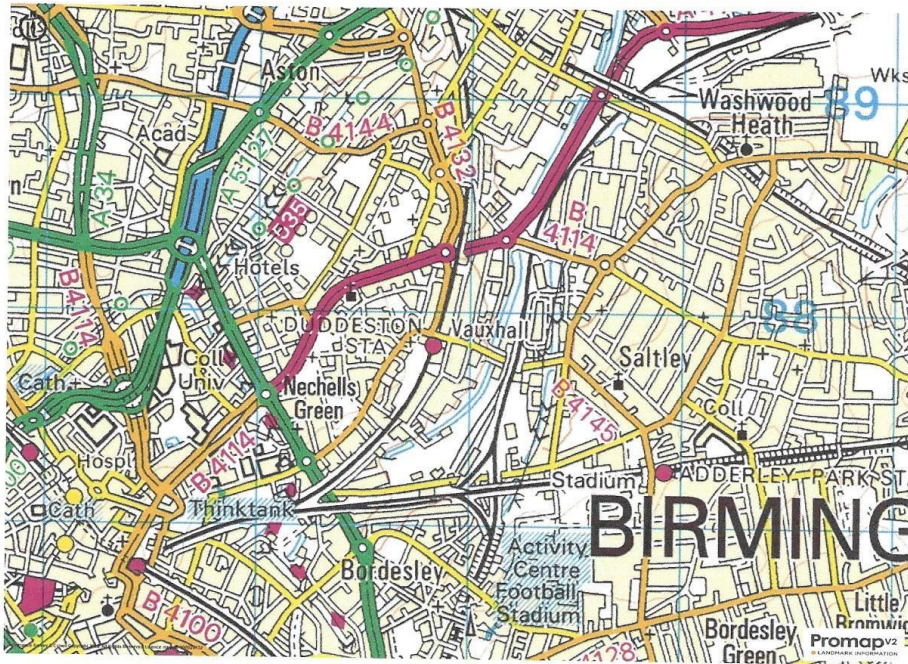
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SMB
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NOTICE

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.