

16 DOLLMAN STREET, NECHELLS, BIRMINGHAM, B7 4RP



## TO LET

GROUND FLOOR  
INDUSTRIAL/WAREHOUSE  
ACCOMMODATION

**1,161 sq.ft/107.86 sq.m**

- Forecourt, off-street loading/car parking.
- Substantial, electrically operated roller shutter door access.
- Apex height circa 18ft/5.49 metres.
- Portal Framed.
- Within relative close proximity to Birmingham City Centre, the middle ring road, Nechell's Parkway/Heartlands Parkway (A47), the main Aston Expressway and Junction 6 of the M6 Motorway.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

# 16 DOLLMAN STREET, NECHELLS, BIRMINGHAM, B7 4RP

## LOCATION

The subject premises enjoys direct frontage onto Dollman Street.

The area benefits from excellent communicational links, being in close proximity to the middle ring road (Curzon Circle), Nechell's/Heartlands Parkway (A47) and the main Aston Expressway (A38M).

Junction 6 of the M6 Motorway, "Spaghetti Junction" is located approximately 1¾ miles due north.

Birmingham City Centre is situated approximately 1¼ miles due west.

## DESCRIPTION

The subject premises provides ground floor industrial/warehouse accommodation.

Advantages include;

- Substantial, electrically operated roller shutter door access (width **11ft 6"/3.5 metres**, height **11ft 6"/3.5 metres**)
- Solid concrete floor structures throughout
- Portal framed
- Excellent natural light
- Sodium lighting
- Apex height circa **18ft/5.49 metres**
- Fully alarmed
- Forecourt, off-street loading/car parking.

## ACCOMMODATION

Industrial/warehouse unit **998 sq.ft/92.72 sq.m**

Kitchen **41 sq.ft/3.81 sq.m.**

Office **122 sq.ft/11.33 sq.m**

Total Accommodation **1,161 sq.ft/107.86 sq.m**

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

## TENURE

The property is available on the basis of a 3 year, FRI lease agreement.

## RENTAL

£5,800 per annum exclusive

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is applicable

## BUSINESS RATES

Rateable value: £7,500

Rates payable : Circa £3,675

**It is important to note that small business rates relief may apply.**

## MAINS SUPPLIES

The property has the advantage of a three phase electrical supply (100 amp), gas, water and drainage.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

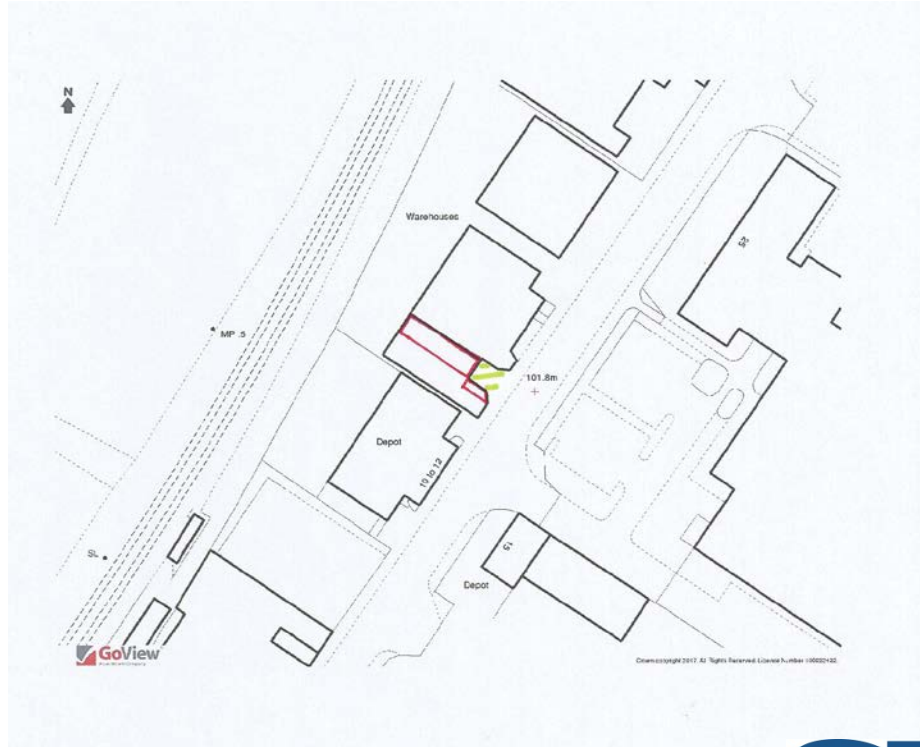
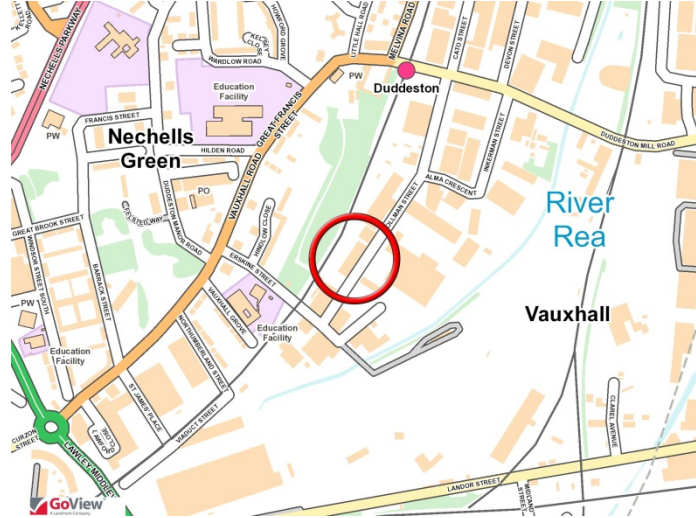
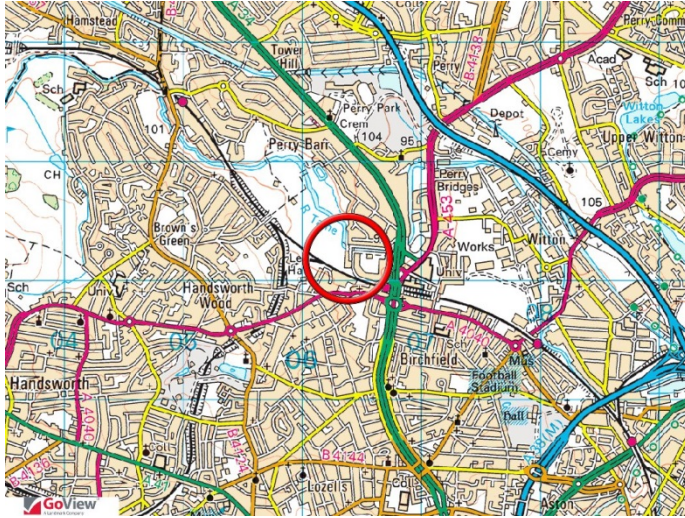
## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

16 DOLLMAN STREET, NEHELLS, BIRMINGHAM, B7 4RP



# 16 DOLLMAN STREET, NECHELLS, BIRMINGHAM, B7 4RP



16 DOLLMAN STREET, NECHELLS, BIRMINGHAM, B7 4RP

**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.