

93 Cato Street, Nechells, Birmingham, B7 4TS



TO LET

Workshop/Warehouse and Office Units
Net Internal Area: 3,875 ft² (359.99 m²)

Location

The property is situated fronting Cato Street, close to the junction with (A47) Sattley Road in the Nechells area of Birmingham.

Birmingham City Centre is approximately two miles south west and the nearby A38M Aston Expressway provides access to the M6 Motorway at Junction 6 (Spaghetti Junction), which in turn leads to the M5 and M42.

Cato Street provides direct access to the main Nechells / Heartlands Parkway (A47) and the nearby B4132 provides direct access to Lawley Middleway (A34) (middle ring road).

Description

The property comprises a small estate with two detached industrial properties and two storey offices to the front and single storey workshops to the rear.

The offices are configured to provide generally open plan accommodation with WC while the units provide open plan working accommodation and can be offered individually or combined.

Externally the property benefits from a concreted yard area and outbuildings used as stores.

Services

It is understood that all mains services are available.

However, we advise all prospective tenants to make their own enquiries with the appropriate service agencies.

Legal Fees

Each party to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate

Available upon request from the agent.

Use Class

We understand that the property has consent under use class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

Availability

Available immediately, subject to the completion of legal formalities.

Viewing

Strictly via the sole selling agent Siddall Jones on 0121 638 0500

Paint Unit	252 ft2	£6,000 pa
RH Unit	528 ft2	
Trade Counter	1,068 ft2	£15,000 pa
Rear Section	600 ft2	
Stores	937 ft2	
Office 1	255 ft2	£4,750 pa
Office 2	235 ft2	£4,550 pa

