

# Mount Street Industrial Estate

Birmingham B7 5QU

Warehouse | 3,816 - 4,691 ft<sup>2</sup>



Brand new roof



Loading door to front elevation



4.6m eaves height



24 hour access



LED lighting

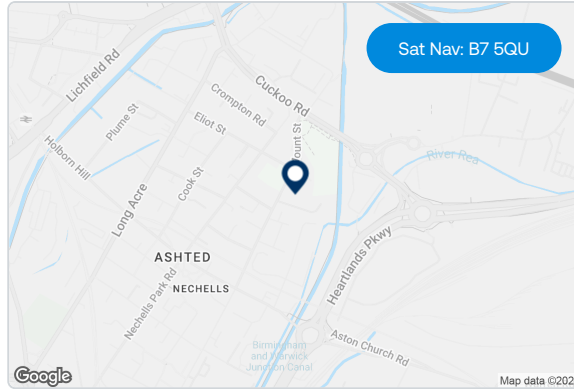


2 storey office accommodation

Available to Let



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## Description

Unit 3 is a mid-terrace industrial/warehouse unit comprised of concrete frame construction, surmounted by a pitched roof. The unit has recently undergone a roof replacement, and LED installation throughout. The unit benefits from 4.6m eaves, electric roller shutter access, and demised loading/parking to the front of the units with additional overflow parking available.

## Location

The unit is situated on Mount Street Industrial Estate, which is located off Mount Street, Nechells, Birmingham. The property is situated approximately half a mile southeast of Junction 6 of the M6 Motorway, from which, the A38M is also accessible, providing access to Birmingham city centre. The nearest train station is Aston, located approximately half a mile west of the property.

## Further information

**EPC**  
Unit 3: D  
Unit 9: D

**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

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Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	3,816	Immediately	3,260
Unit 9	Warehouse	4,691	Immediately	3,900
<b>Total</b>		<b>8,507</b>		

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