

Castle Vale, Unit B7 OYO Business Park, Birmingham, B35 6AN

Industrial Unit – To Let



- 1,105 sq ft (102.64 sq m)
- Height to eaves 5m
- Electric operated roller shutter door. 3.7m high by 3.15m wide
- 3 parking spaces
- 20 kilonewton's per m2, reinforced concrete



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LOCATION

The park extends to 31 units, 31 small high quality business units on a self contained secure site benefitting from B1, B2 and B8 planning use. The OYO Business Park at Castle Vale is located on the north eastern outskirts of Birmingham within the Minworth Industrial area and is in close proximity to Junction 5 on M6 which is 1 mile to the south, Junction 1 of the M6 Toll and Junction 9 of the M42 are 4 miles to the east. Birmingham city centre is 7 miles to the south west and Birmingham International Airport is 10 miles to the south

DESCRIPTION

The unit extends to 1,105 sq ft (102.64 sq m) and benefits from a single roller shutter door and small personnel door to the front of the unit and 3 dedicated parking spaces to the front of the unit.

TENURE

The property is available by way of an assignment of an existing lease which runs from 30th August 2024 until 30th August 2027, current passing rent is £12,500 per annum.

RENT

On Application.

RATES

The occupier will be responsible for the payment of the business rates in connection with their occupation of these premises. Confirmation of the current business rates is awaited.

EPC

D94 – Expires 7th August 2027.

VAT

VAT is applicable to the rent.

SERVICE CHARGE

There is an estate service charge for upkeep of the common areas and the current service charge figures are available via the agents.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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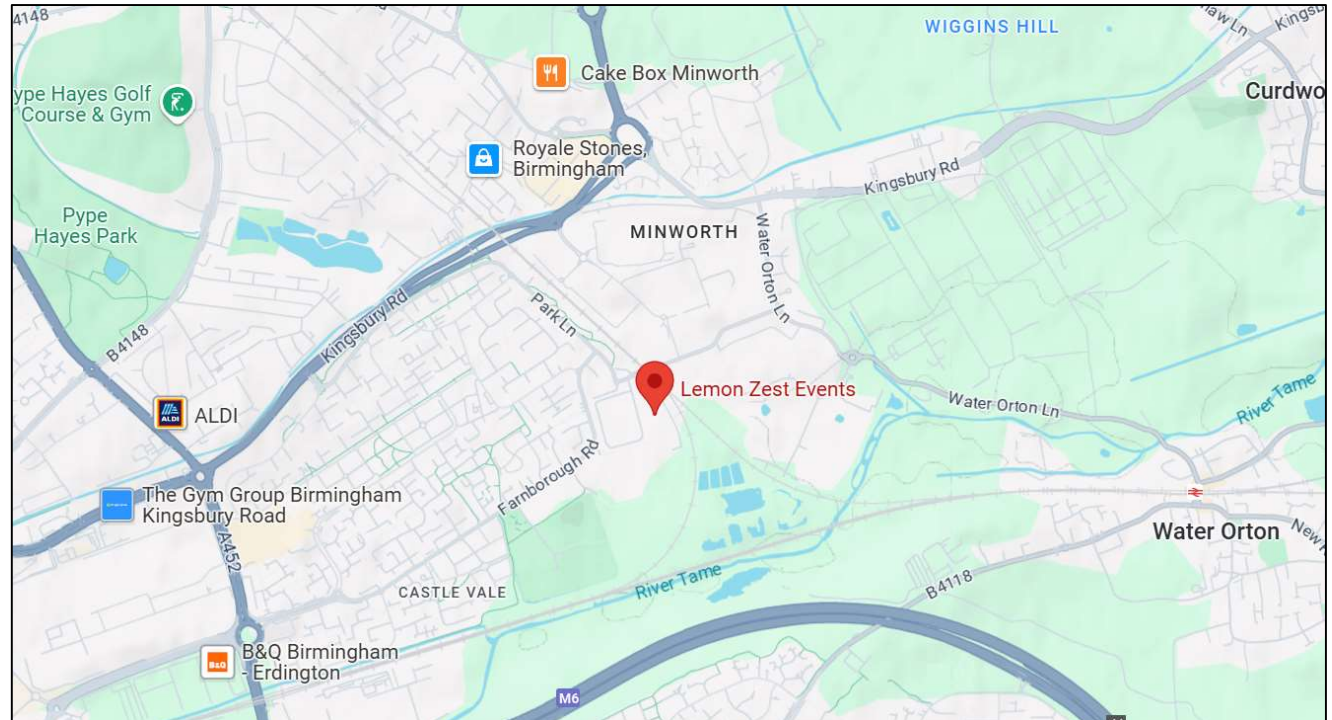
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