



FOR SALE / TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

89 MOUNT STREET, NECHELLS, BIRMINGHAM, B7 5RT



6,728 sq. ft. (625.10 sq. m.)

Approx. Gross Internal Area

Total Site Area approximately 0.192 acres (0.078 hectares)

- 4.88m eaves height
- PRICE: £675,000
- Rent: £60,000 per annum.





Location:

The premises are located fronting Mount Street in an established industrial area. The premises are within a few hundred metres of the A47 Heartlands Parkway Spine Road being a dual carriageway giving excellent links to both Junction 6 and Junction 5 of the M6 Motorway with Birmingham City Centre approximately 1.5 miles distant.

Description:

The property comprises the following specification:

- Detached warehouse of steel portal frame construction with a pitched roof and profile metal clad elevations.
- 2 level access loading doors one to the front and rear.
- The eaves height is 4.88m.
- Ground floor office and ancillary accommodation.
- Externally is a self-contained secure yard/ car parking area which is accessed from Mount Street. There is also a small self-contained yard to the rear of the building.

Accommodation:

AREAS	SQM	SQFT
GF offices	96.74	1,041
Warehouse area	528.36	5,687
Total Gross Internal Floor Area	625.10	6,728



Tenure:

The property is available by means of a freehold disposal or a new full repairing and insuring lease upon terms to be agreed.

Quoting Price:

£675,000

Quoting Rent:

£60,000 per annum.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Business Rates:

Rateable Value (April 2026) £36,750

EPC:

EPC Rating: **D (85)**

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.





Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

**Harris Lamb
4th Floor
4 Brindley Place
Birmingham
B1 2LG**

Tel: 0121 455 9455

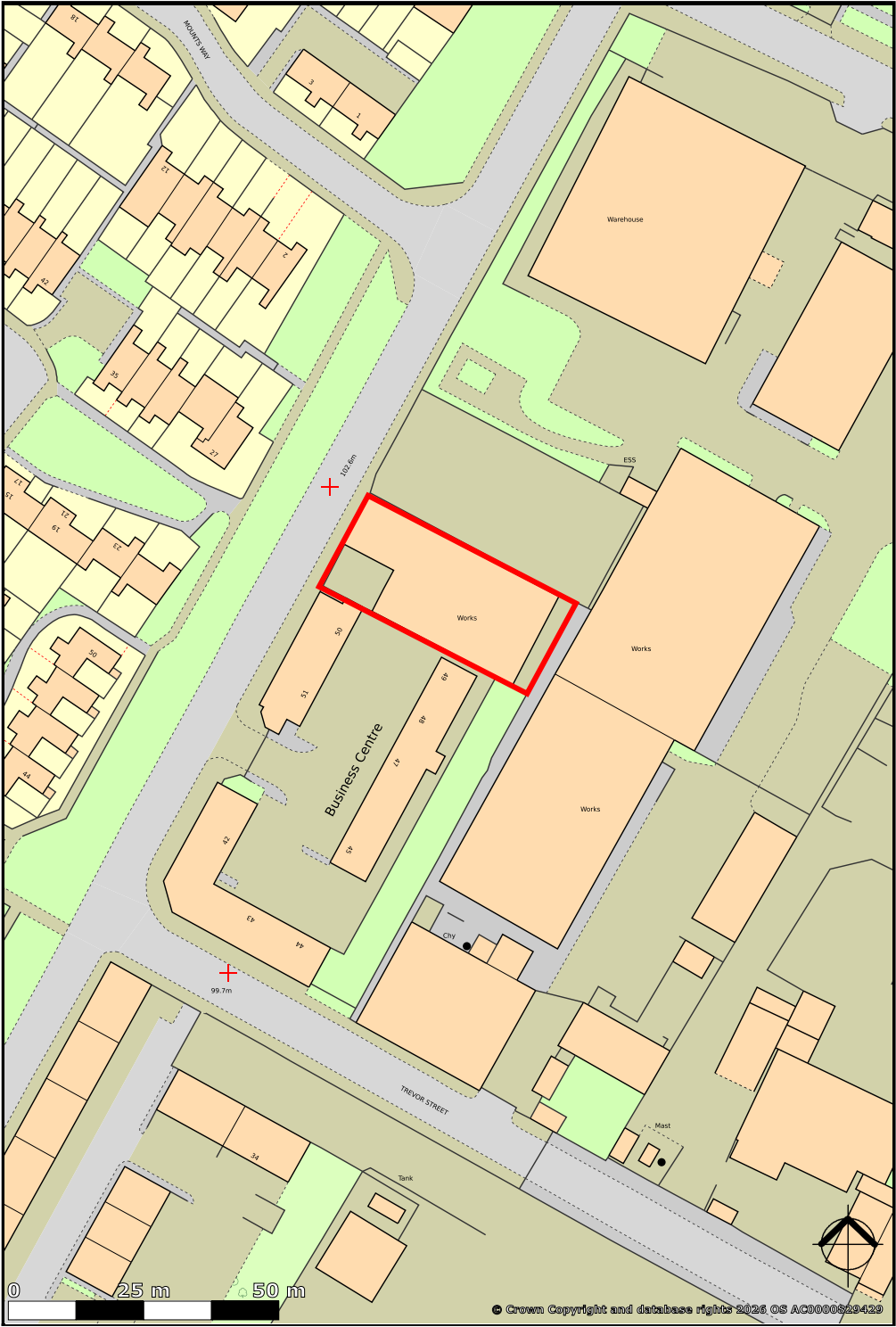
**Contact: Nick Empson
Email: nick.empson@harrislamb.com**

Ref: G008146

Date: April 2026

Subject To Contract

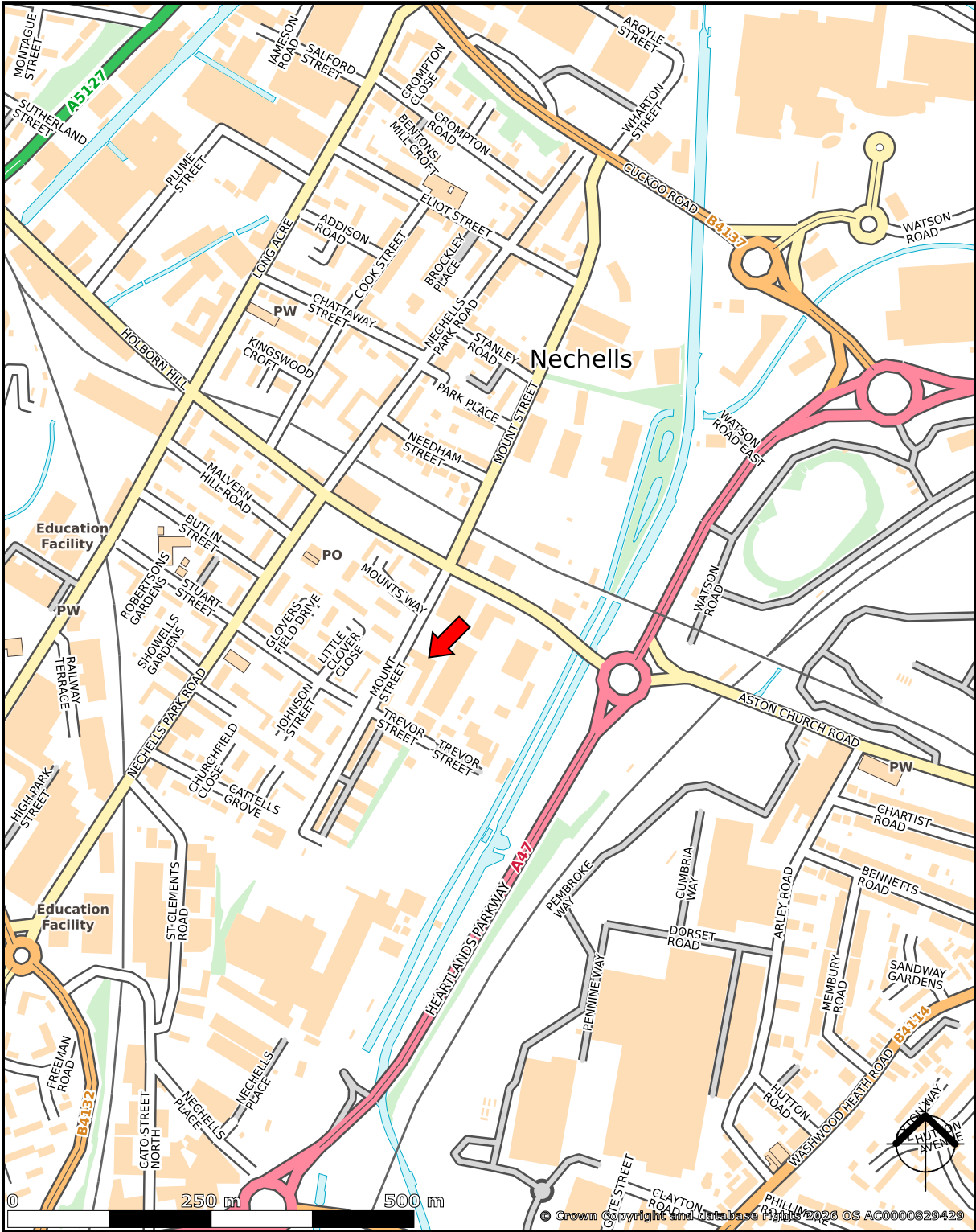




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Plotted Scale - 1:1,250

89 Mount Street, Nechells, Birmingham, B7 5RT



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Plotted Scale - 1:7,500

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract