

INDUSTRIAL, TRADE COUNTER | TO LET



UNIT 7 MAINSTREAM WAY, SALTLEY, BIRMINGHAM, B7 4SN

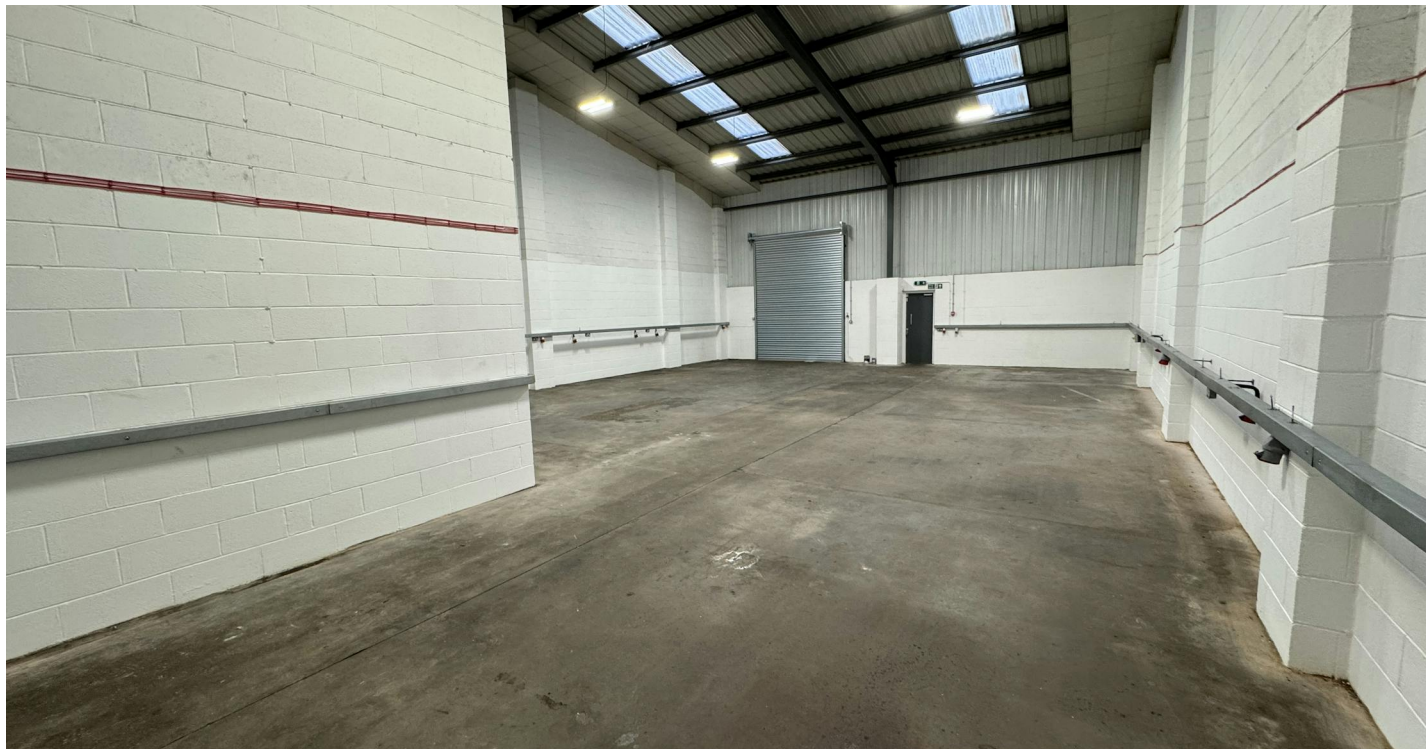
2,687 SQ FT (249.63 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse / Trade Counter Premises  
with Excellent Transport Links

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- Quoting Rental £9.75 PSF (Exclusive)
  - Trade Counter
  - Shared Rear Service Yard & Parking
  - Modern Portal Frame
  - Minimum Eaves of 5.9M
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## DESCRIPTION

The building comprises a modern warehouse building of steel portal frame construction, surmounted by a pitched roof with part brick and part clad elevations.

The ground floor benefits from a concrete floor warehouse with a minimum eaves' height of 5.89m, daylight roof panels, level access roller shutter doors to the rear and a designated loading area.

The first floor comprises of office accommodation with carpet flooring, florescent strip lighting, double glazing and kitchen and WC facilities.

Externally, the property benefits from ample car parking.



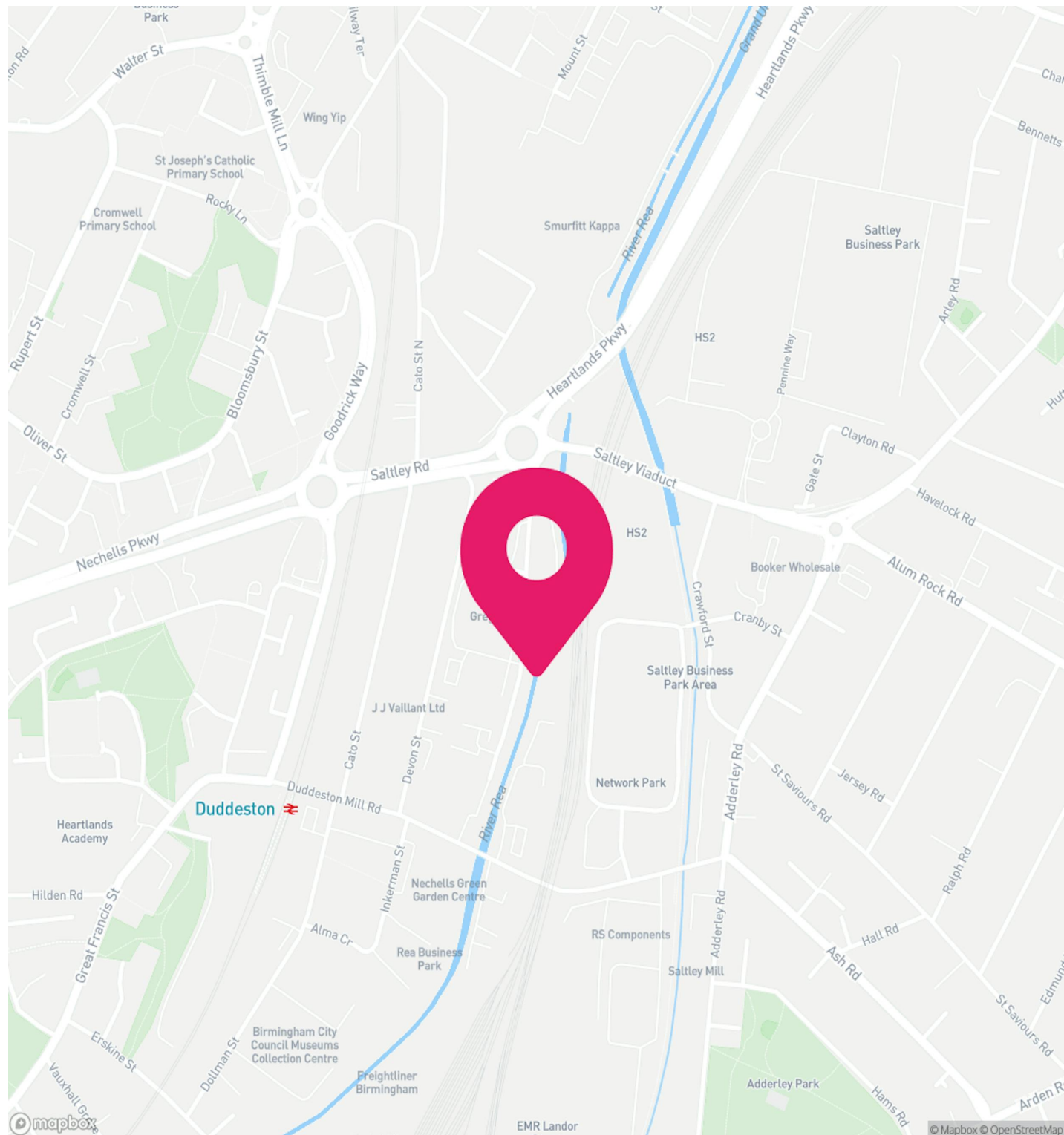
## LOCATION

### /// GAINS.PALM.LIGHTS

Mainstream 47 is approximately 1 ½ miles north east of Birmingham City Centre and is accessed directly off Saltley Road (A47).

The property benefits from excellent access to the regional and national motorway networks via the A38(M) Aston Expressway and Junction 6 of the M6 Motorway which lie a short distance from the property.

Birmingham New Street, Moor Street and Snowhill Station along with Aston Train Station are only a short distance with local bus routes connecting to the city centre and beyond on Avenue Road.



## BIRMINGHAM

**The ideal place to work, where opportunity meets innovation!**

**Dynamic city centre:** Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

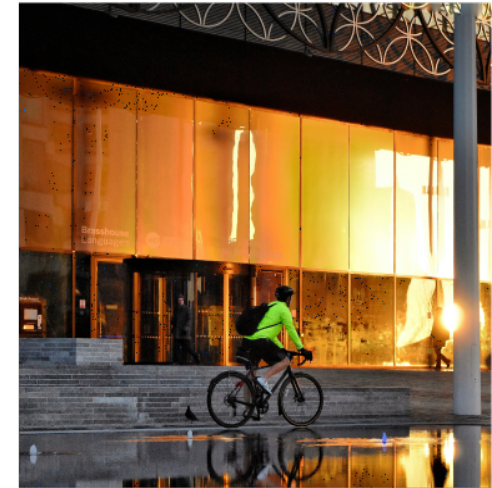
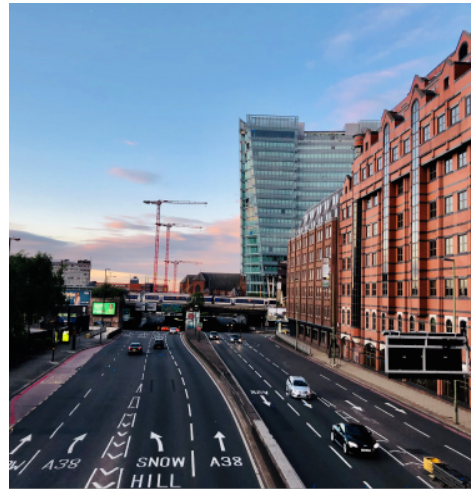
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

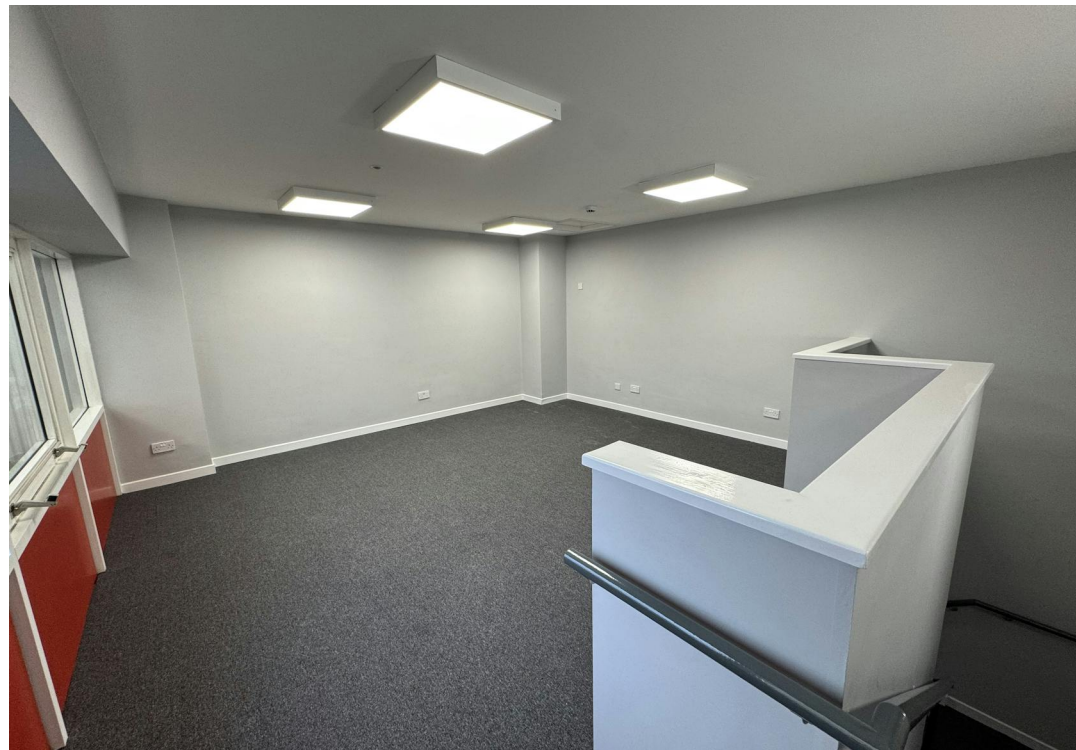
**Central location, global reach:** A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

**Endless amenities:** Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

**Join us in Birmingham:** Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





## SERVICES

We understand that all mains services are available on, or adjacent to the location.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof / source of funding to satisfy Anti-Money Laundering protocols.

## RATEABLE VALUE

£16,750

## VAT

Applicable. VAT payable on all outgoings contained within the lease

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## RENT

£9.75 per sq ft

## POSSESSION

The property is immediately available following the completion of legal formalities.

## POSSIBLE USE CLASSES

Class B8 - Storage or Distribution

## EPC

C (60)

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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# SIDDALL JONES

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