



**Boultonbee
Business Units**

Nechells, Birmingham



1,843 ft² - 6,651 ft² (GEA)
NEW BUSINESS UNITS

FOR SALE FREEHOLD / TO LET - WITH AN OPTION TO PURCHASE

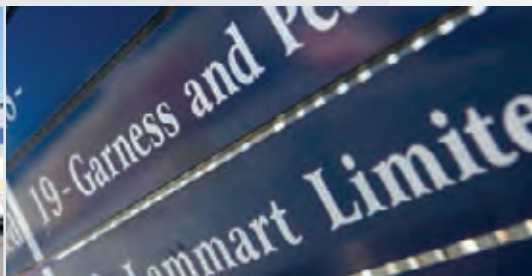
**LAST
FEW
UNITS**

NEW BUSINESS UNITS AVAILABLE AT AFFORDABLE PRICES

1,843 ft² - 6,651 ft² (GEA)

- Occupiers include pharmaceutical, hydraulic systems, food & drink, electrical, decorating, distribution & training
- Available NOW
- 6m clear working height
- Secure site with CCTV and Keyfob operated gates
- Energy efficient buildings - all units are Energy Performance Certificate B
- Located within a proven and established industrial area
- Scheme visible from A47 Heartlands Parkway
- Dual carriageway access to Junction 5 and Junction 6 of the M6 which are both approximately 1.5 miles away
- Approximately one and a half miles from Birmingham City Centre

www.boulbeebusinessunits.co.uk





BOULTBEE BUSINESS UNITS, NECHELLS PLACE, NECHELLS, BIRMINGHAM B7 5AR

FOR FURTHER INFORMATION AND INSPECTION PLEASE CONTACT:

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Misrepresentation Act - The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statement of fact or representations and must satisfy themselves as to their accuracy. Neither Jones Lang LaSalle or Capital & Counties nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electronic equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. 06/11. Designed and produced by Barques Design. Tel: 0121 233 2080

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FOR SALE/ TO LET

NEW INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 2

**BOULTBEE BUSINESS UNITS
NECHELLS PLACE, BIRMINGHAM, B7 5AR**



6,651 SQ.FT (617.9 SQ.M)

Approx. Gross External Area

- * BRAND NEW INDUSTRIAL UNIT WITH PARKING
- * EXCELLENT ACCESS TO BIRMINGHAM CITY CENTRE
- * OPTION TO PURCHASE AND FLEXIBLE TERMS AVAILABLE

Location:

The property is situated on the popular Nechells Place development accessed off Cato Street North in turn linking to the main A47 Nechells Parkway.

Nechells Parkway connects to the Middle Ring Road giving access to the Birmingham City Centre approximately 1.5 miles distant and easy access to Junction 5 and 6 of the M6 Motorway approximately 1.5 miles distant.

Description:

The property is a brand new mid terrace industrial unit of steel frame construction, beneath a steel clad roof incorporating translucent roof lights, with block work and steel clad elevations.

The unit provides a concrete floor, minimum working height of 6m and is connected to all mains services.

Externally, the property benefits from shared tarmac service yard and demised car parking. The estate also provides CCTV and automated estate gates for out of hours security.

Accommodation:

	sq. m.	sq. ft.
Warehouse	617.9	6,651
Total GEA (Approx.)	617.9	6,651

Tenure:

The unit is available on a freehold basis or alternatively, on a leasehold basis on terms to be agreed.

The property is also available on an 'Option to Purchase' basis with further details available from the agents.

Purchase Price:

Offers in the region of £515,000 exclusive.

Rental:

On application from the agents.

Rates:

On request from the agents

Service Charge:

The estate is subject to a service charge to cover provision of onsite security, estate lighting and ancillary services. Further information available from the agents.

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.

Legal Costs:

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

VAT:

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

Viewing:

Steven Jaggars

0121 214 9953

steven.jaggars@eu.jll.com

or **Neil Slade**

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Neil.slade@harrislamb.com



Date: February 2012 subject to contract

FOR SALE/ TO LET

NEW INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 7

BOULTBEE BUSINESS UNITS
NECHELLS PLACE, BIRMINGHAM, B7 5AR



5,336 SQ.FT (495.7 SQ.M)

Approx. Gross External Area

- * BRAND NEW INDUSTRIAL UNIT WITH PARKING
- * EXCELLENT ACCESS TO BIRMINGHAM CITY CENTRE
- * OPTION TO PURCHASE AND FLEXIBLE TERMS AVAILABLE

Location:

The property is situated on the popular Nechells Place development accessed off Cato Street North in turn linking to the main A47 Nechells Parkway.

Nechells Parkway connects to the Middle Ring Road giving access to the Birmingham City Centre approximately 1.5 miles distant and easy access to Junction 5 and 6 of the M6 Motorway approximately 1.5 miles distant.

Description:

The property is a brand new end of terrace industrial unit of steel frame construction, beneath a steel clad roof incorporating translucent roof lights, with blockwork and steel clad elevations.

The unit provides a concrete floor, minimum working height of 6m and is connected to all mains services.

Externally, the property benefits from shared tarmac service yard and demised car parking. The estate also provides CCTV and automated estate gates for out of hours security.

Accommodation:

	sq. m.	sq. ft.
Warehouse	495.7	5,336
Total GEA (Approx.)	495.7	5,336

Tenure:

The unit is available on a freehold basis or alternatively, on a leasehold basis on terms to be agreed.

The property is also available on an 'Option to Purchase' basis with further details available from the agents.

Purchase Price:

Offers in the region of £430,000 exclusive.

Rental:

On application from the agents.

Rates:

On request from the agents

Service Charge:

The estate is subject to a service charge to cover provision of onsite security, estate lighting and ancillary services. Further information available from the agents.

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.

Legal Costs:

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

VAT:

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

Viewing:

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Date:

February 2012

Subject To Contract



Boultonbee
Business Units

Nechells, Birmingham

FOR SALE/ TO LET

NEW INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 9

**BOULTBEE BUSINESS UNITS
NECHELLS PLACE, BIRMINGHAM, B7 5AR**



2,951 SQ.FT (240.7 SQ.M)

Approx. Gross External Area

- * MODERN INDUSTRIAL UNIT WITH PARKING
- * EXCELLENT ACCESS TO BIRMINGHAM CITY CENTRE
- * OPTION TO PURCHASE AND FLEXIBLE TERMS AVAILABLE



Boulton Business Units

Nechells, Birmingham

Location:

The property is situated on the popular Nechells Place development accessed off Cato Street North in turn linking to the main A47 Nechells Parkway.

Nechells Parkway connects to the Middle Ring Road giving access to the Birmingham City Centre approximately 1.5 miles distant and easy access to Junction 5 and 6 of the M6 Motorway approximately 1.5 miles distant.

Description:

The property is a modern mid terrace industrial unit of steel frame construction, beneath a steel clad roof incorporating translucent roof lights, with blockwork and steel clad elevations.

The unit provides a concrete floor, minimum working height of 6m and is connected to all mains services.

Externally, the property benefits from shared tarmac service yard and demised car parking. The estate also provides CCTV and automated estate gates for out of hours security.

Accommodation:

	sq. m.	sq. ft.
Warehouse	240.7	2,591
Total GEA (Approx.)	240.7	2,591

NB Subject to availability, the unit can be combined with adjoining units as per the Availability Schedule

Tenure:

The unit is available on a freehold basis or alternatively, on a leasehold basis on terms to be agreed.

The property is also available on an 'Option to Purchase' basis with further details available from the agents.

Purchase Price:

Offers in the region of £230,000 exclusive.

Rental:

On application from the agents.

Rates:

On request from the agents

Service Charge:

The estate is subject to a service charge to cover provision of onsite security, estate lighting and ancillary services. Further information available from the agents.

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.

Legal Costs:

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

VAT:

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

Viewing:

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Date:

July 2012

Subject To Contract

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FOR SALE/ TO LET

NEW INDUSTRIAL/ WAREHOUSE PREMISES

UNIT 18

BOULTBEE BUSINESS UNITS

NECHELLS PLACE, BIRMINGHAM, B7 5AR



1,964 SQ.FT (182.5 SQ.M)

Approx. Gross External Area

- * BRAND NEW INDUSTRIAL UNIT WITH PARKING
- * EXCELLENT ACCESS TO BIRMINGHAM CITY CENTRE
- * OPTION TO PURCHASE AND FLEXIBLE TERMS AVAILABLE



Boulton Business Units

Nechells, Birmingham

Location:

The property is situated on the popular Nechells Place development accessed off Cato Street North in turn linking to the main A47 Nechells Parkway.

Nechells Parkway connects to the Middle Ring Road giving access to the Birmingham City Centre approximately 1.5 miles distant and easy access to Junction 5 and 6 of the M6 Motorway approximately 1.5 miles distant.

Description:

The property is a brand new mid terrace industrial unit of steel frame construction, beneath a steel clad roof incorporating translucent roof lights, with blockwork and steel clad elevations.

The unit provides a concrete floor, minimum working height of 6m and is connected to all mains services.

Externally, the property benefits from shared tarmac service yard and demised car parking. The estate also provides CCTV and automated estate gates for out of hours security.

Accommodation:

	sq. m.	sq. ft.
Warehouse	182.5	1,964
Total GEA (Approx.)	182.5	1,964

Tenure:

The unit is available on a freehold basis or alternatively, on a leasehold basis on terms to be agreed.

The property is also available on an 'Option to Purchase' basis with further details available from the agents.

Purchase Price:

Offers in the region of £180,000 exclusive.

Rental:

On application from the agents.

Rates:

On request from the agents

Service Charge:

The estate is subject to a service charge to cover provision of onsite security, estate lighting and ancillary services. Further information available from the agents.

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.

Legal Costs:

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

VAT:

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Viewing:

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Date:

February 2012

Subject To Contract

NECHELLS PLACE

UNIT	SIZE (FT ²) GEA	PRICE	RATE PER SQUARE FOOT
Unit 1	6,491	SOLD	-
Unit 2	6,651	£515,000	£77
Unit 3	3,966	LET	-
Unit 4	3,244	SOLD	-
Unit 5	3,709	SOLD	-
Unit 7	5,336	£430,000	£81
Unit 8	2,502	LET	-
Unit 9	2,591	£230,000	£89
Unit 10	2,591	SOLD	-
Unit 11	2,591	LET	-
Unit 12	2,591	LET	-
Unit 14	3,962	SOLD	-
Unit 15	1,732	SOLD	-
Unit 16	1,964	LET	-
Unit 17	1,964	SOLD	-
Unit 18	1,964	£180,000	£92
Unit 19	1,843	LET	-
Unit 20	1,843	LET	-
Unit 21	3,818	SOLD	-

**SUBJECT TO CONTRACT AND VAT
JULY 2012**

RENT TO BUY TERMS

SUBJECT TO CONTRACT

All leases are for a 5-year term outside the Landlord and Tenant act with 6-months rent free and an option to purchase the unit freehold at any time during the first 2-years.

<u>UNIT</u>	<u>SIZE</u>	<u>Rate PSF</u>	<u>Rent p.a.</u>	<u>Total rent</u>	<u>average rent</u>	<u>Average rent PSF</u>	<u>Freehold</u>	<u>Freehold</u>
					<u>per year</u>		<u>Option price</u>	<u>Rate PSF</u>
7	5336	£4.25	£22,678	£102,051	£20,410	£3.83	£ 430,000	£ 81
2	6651	£4.00	£26,604	£119,718	£23,944	£3.60	£ 515,000	£ 77
9	2591	£4.75	£12,307	£55,383	£11,077	£4.28	£ 230,000	£ 89
18	1964	£5.00	£9,820	£44,190	£8,838	£4.50	£ 180,000	£ 92

Unit sizes are GEA