

westbridge

COMMERCIAL

TO LET

INDUSTRIAL/WAREHOUSE UNIT



Unit 5 The Mill Walk, Northfield

-  Richard Johnson
 -  Sephie Portwood
 -  01789 415628
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 -  www.westbridgecommercial.co.uk
- 2,100 sq ft (195.16 m²)
 - £15,000 pa + VAT
 - Motor Trade Considered
 - Roller Shutter Access
 - Privately Operated Estate

Unit 5, The Mill Walk, Northfield, B31 4HL

Location:

The Mill Walk site sits next to the Conservative Club and the site can be accessed by either Mill Lane (via the ford) to the North or Hawkesley Crescent to the South. The site has good main road links via the Bristol Rd into Birmingham by road or via Northfield Train Station which is accessed via Mill lane and onto Station Rd.

Description:

A brick built industrial unit with profile roof sheets and roller shutter access door with separate pedestrian door. The unit has a three-phase electric supply, concrete floor and side windows. Motor trade is considered on this site and viewings are strictly by appointment with the agent's office.

Floor Area:

Gross Internal Area (GIA) is 2,100 sq ft (195.16 m²)

Price:

£15,000 Per Annum

Tenure:

New Lease Available

Service Charge:

None levied at time of print.

Rateable Value

£8,200 1st April 2026, source: www.voa.gov.uk .

Rates Payable:

The rates payable are calculated as a multiplier of the rateable value. If the rateable value is £12,000 or less, small businesses may be entitled to 100% rates relief providing the property is their only business premises. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

Insurance:

Standard commercial terms are that the landlord insures the building and the tenant pays the landlord the cost of the buildings insurance annually. The tenant will be responsible for insuring their own stock, content and liabilities.

Legal Costs & Holding Deposit:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed this will be deducted off the first payment of rent.

VAT:

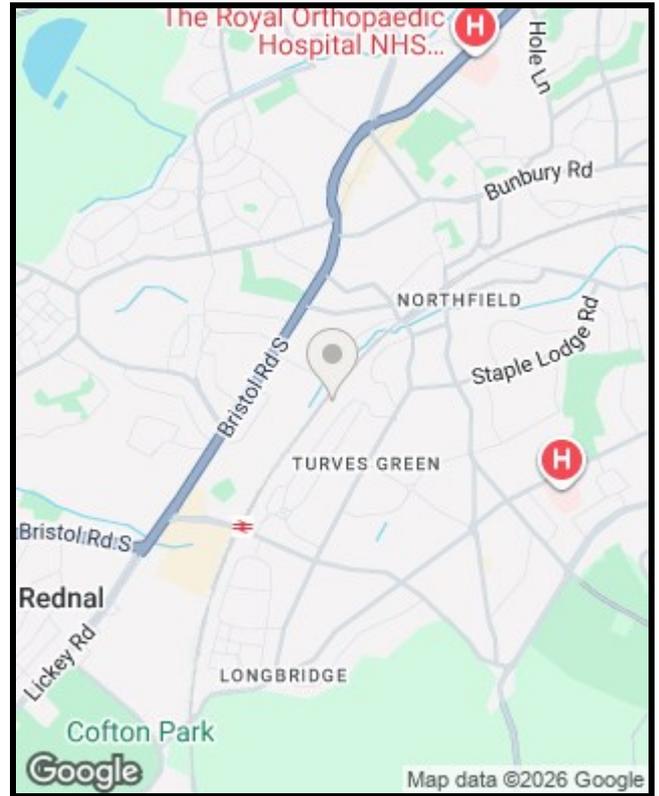
Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

EPC:

The Energy Performance Rating of the property is = D.
A full copy of this report is available from the agent's office upon request.

Viewing:

Viewing strictly by prior appointment with sole agent:



Richard Johnson:

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3 Trinity Street
Stratford Upon Avon
CV37 6BL
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GDPR:

You have requested a viewing of a property and therefore we will require certain pieces of personal information from you in order to provide a professional service to you and our client. Should you wish to take up a tenancy the process will involve collecting personal information about you or your company which will need to be shared with our client and Credit Safe or other credit referencing agencies. We will not share this information with any other third party without your consent. More information on how we hold and process your data is available on our website www.westbridgecommercial.co.uk.

