

westbridge

COMMERCIAL

TO LET

INDUSTRIAL UNIT



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

- | | |
|-----------------------------------------------------------------------------------------------------------------------|-----------------------------|
|  Richard Johnson | • 600 sq ft (55.76 m2) |
|  Sophie Portwood | • £10,000 pa + VAT |
|  01789 415628 | • Roller Shutter Door |
|  richard@westbridgecommercial.co.uk | • Motor Trade Considered |
|  www.westbridgecommercial.co.uk | • Privately Operated Estate |

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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 unit with profile roof sheets, roller shutter access door and separate pedestrian door located on a private industrial estate on the outskirts of Northfield, South Birmingham. The unit has concrete floors, brickwork walls, electric lights and electric supply. Motor trade is considered, and viewings are strictly arranged via the agents office.

Floor Area:

Gross Internal Area (GIA) is 600 sq ft (55.76 m2)

Price:

£10,000 Per Annum

Tenure:

New Lease Available

Service Charge:

None levied at time of print.

Rateable Value

£4,150 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.

Deposit:

The landlord may ask the tenant to provide a deposit, this is typically the equivalent of three months worth of rent but could change and is subject of the tenant's financial status.

VAT:

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

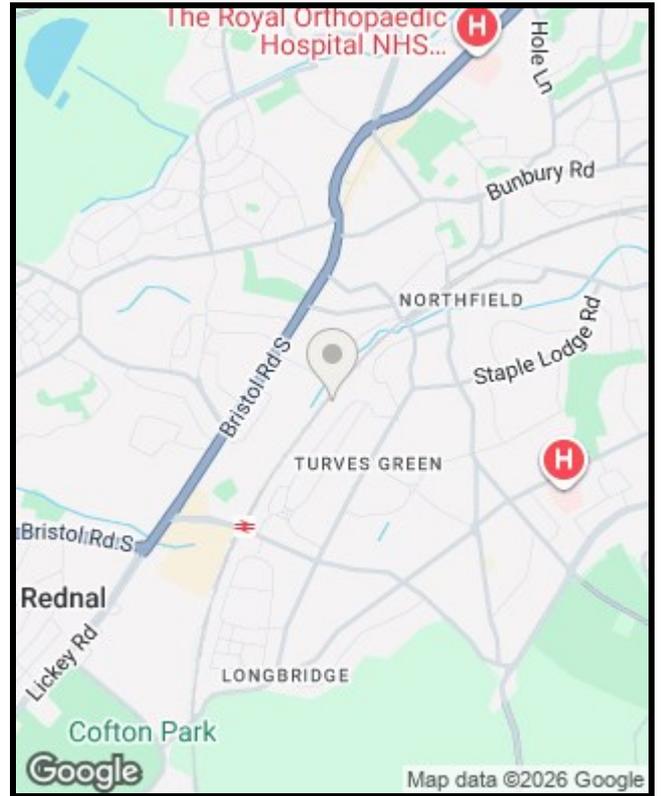
EPC:

The Energy Performance Rating of the property is = D.

A full copy of this report is available from the agent's office upon request.

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Richard Johnson:

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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.



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