

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SHOWROOM PREMISES AND FORECOURT



**35 ADDERLEY STREET, DIGBETH, BIRMINGHAM,
B9 4ED**

7,666 SQ FT (712.2 SQ M)

- ROAD FRONTAGE
- SELF-CONTAINED
- OPEN STORAGE TO REAR
- FLEXIBLE TERMS

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Adderley Street in Digbeth. It is located just off Upper Trinity Street and is close to the main B4100 High Street which is one of the main routes in and out of Birmingham City Centre. The A38(M) Aston Expressway is located approximately 2.0 miles to the north via the middle ring road and allows direct access to J6 of the M6 Motorway.

DESCRIPTION

The property is of steel portal frame in construction with breeze block walls with external metal sheet cladding surmounted by a pitched and part flat roof. Internally the unit benefits from a concrete floor and electric metal roller shutters to the front with an approximate eaves height of 4.09m. The unit also has associated offices which benefits from a suspended ceiling, laminated flooring, WC facilities and a kitchen area.

To the rear of the unit is an open storage.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|--------------|--------------|
| Warehouse | 4,462 | 414.5 |
| | 3,204 | 297.7 |
| TOTAL | 7,666 | 712.2 |

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £45,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

MONEY LAUNDERING

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

VAT

We understand that the property is not elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk

Kiran Sagoo
Tel: 0121 285 3535
Mob: 07840 805 512
Email: kiran@masonyoung.co.uk

