

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR OFFICE SPACE



**UNIT 8, PHOENIX BUSINESS PARK, ASTON,  
BIRMINGHAM, B7 4NU**

**950 SQ FT (88.3 SQ M)**

- SELF-CONTAINED
- ESTABLISHED LOCATION
- CAR PARK TO THE FRONT
- FULLY FLEXIBLE

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The property is situated in Phoenix Business Park within an established industrial area in Aston, to the North of Birmingham City Centre. The park has excellent access to the A38, Aston Expressway, and M6 Motorway, also the M6 & M42Motorways are a short drive away. Birmingham New Street and Moor St Train Station, along with Aston Train Station are also only a short journey. Local bus routes connect to the City Centre and Birmingham suburbs.

**DESCRIPTION**

The premises comprise of a two-storey self-contained industrial unit of steel portal framed construction with cavity brick and block infilling to half height with lined steel profile sheet cladding above surmounted by a pitched roof. Internally the property is split to provide office accommodation on the ground floor benefitting from a concrete floor, plaster & painted walls, suspended ceiling incorporating LED lights & WC facilities. Externally there is parking for several vehicles to the front of the building.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	760	70.7
TOTAL	760	70.7

**PLANNING**

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

**SERVICES**

We are advised all main services are connected to include mains gas, water and electricity.

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 £10,000 per annum on an IRI basis, 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**

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