

**MASON
YOUNG**
PROPERTY CONSULTANTS

FOR SALE

WAREHOUSE/INDUSTRIAL UNIT



**UNIT 16 NEW SHIRES INDUSTRIAL ESTATE, GOLDEN
HILLOCK ROAD, BIRMINGHAM, B11 2PJ**

3,369 SQ FT (312.9 SQ M) GIA

- PROMINENT LOCATION
- ELECTRIC ROLLER SHUTTER
- THREE PHASE ELECTRICITY
- FREEHOLD TITLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is located just off the main B4145 Golden Hillock Road on the South East side of Birmingham City Centre. The property is within close proximity of the A45 Small Heath Highway and has easy access to the A38 (M) which is located approximately 3 miles away connecting to the M6 and wider national motorway network. The A45 leads direct to Birmingham International Airport and Birmingham International Station.

DESCRIPTION

The property comprises a single storey building of brick-built construction surmounted by a pitched roof incorporating translucent roof panels. The accommodation is accessed via a shared yard and is open plan in configuration with a small area at first floor level which can be utilised for storage. Internally the accommodation benefits from a concrete floor, fluorescent strip lighting, three phase electricity, extraction canopy, alarm, a small office and WC facilities. The premise has an eaves height ranging from 4.57m to 9.42m. There is also a loading area to the front of the unit which is accessed via an electric roller shutter door.

ACCOMMODATION

UNIT 16	SQ FT	SQ M
Industrial Unit	2,265	210.4
First Floor Mezzanine	1,104	102.5
TOTAL	3,369	312.9

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 three phase 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/PRICE

The freehold interest is available at a quoting price of £250,000, subject to contract.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £7,700. Rates payable will be in the region of £3,773 per annum.

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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