

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**17 PICKFORD STREET, DIGBETH, BIRMINGHAM,
B5 5QH**

13,071 SQ FT (1,214 SQ M)

- PROMINENT FRONTAGE
- SELF-CONTAINED
- ESTABLISHED LOCATION
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The premises are located on Pickford Street, approximately ½ mile to the east of Birmingham City Centre. Access to the national motorway network is via Junction 6 of the M6, approximately 3 miles to the north east of the premises. The B4132 and A4540 lead to the A38M which provides a direct route to J6 M6. Moor Street railway station is within walking distance of the premises.

This property is located inside of the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises an industrial unit of steel truss construction with full height brick elevations surmounted by pitched insulated roofs with translucent roof lights. The warehouse internally benefits from concrete flooring, strip and high bay lighting, three phase electricity, gas fired ambiraV d and blower heating, WC and kitchen facilities. To the rear of the property are partitioned offices which are accessed via a hallway. There are two large dock level loading doors off Pickford Street providing accessible loading as well as pedestrian doors on the same frontage.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	13,071	1,214
TOTAL	13,071	1,214

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/RENT

The ground floor is available on a long leasehold basis at a quoting rent of £45,000 per annum exclusive. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £32,500. Rates payable will be in the region of £15,957.50 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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