

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**TWO STOREY INDUSTRIAL PREMISES**



**14 HOWARD ST & 77 MOTT ST,  
HOCKLEY, BIRMINGHAM**

**10,389 SQ FT (965.2 SQ M)**

**PROMINENT LOCATION  
TWO STOREY BUILDING  
FLEXIBLE TERMS  
SUITABLE FOR A VARIETY OF USES (STP)**

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is situated on Howard Street/ Mott Street which has access to the Birmingham middle ring road at Constitution Hill (B4100) which is a main arterial route into Birmingham city centre. The property is situated a short distance from New Town Middleway which forms part of the middle ring road (A4540), allowing easy access to the national motorway network via the A38(M) Aston Expressway, which is located approximately 0.5 miles to the north.

## DESCRIPTION

The premises comprise a two storey end terraced building of brick-built construction surmounted by a flat roof. Internally the premises benefits from carpet flooring, plastered and painted walls, glazed windows, fluorescent strip lighting, a gas air heater blower, conveyor belt loader and gas central heating. There are WC facilities and a kitchen on the ground & first floor of the premises. Externally there are electric metal roller shutters to the front of the building.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	4,818	447.6
Loading Bay/Storage	719	66.8
Ground Floor Ancillary	2,512	233.4
First Floor Offices & WC	2,340	217.4
<b>TOTAL</b>	<b>10,389</b>	<b>965.2</b>

## 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

14 Howard Street is currently listed within the 2017 rating listing as have a rateable value of £24,500. Rates payable will be in the region of £12,005 per annum. 77 Mott Street is currently listed within the 2017 rating listing as have a rateable value of £8,700. Rates payable will be in the region of £4,271.70 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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