

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

OFFICE PREMISES



**150 ASTON BROOK STREET, ASTON,
BIRMINGHAM, B6 4RU**

1,855 SQ FT (172.4 SQ M)

- SELF-CONTAINED
- TWO STOREY PREMISES
- PROMINENT LOCATION
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is situated in a prominent location on Aston Brook Street in Aston. Aston Brook Street is located just off the A4540 Newtown Middleway. Birmingham City Centre is located 1.4 miles south of the subject premises as is the A38(M) which leads direct to the M6 and wider motorway network.

DESCRIPTION

The property comprises of two storey office premises with full height brick elevations surmounted by a flat roof. Internally the property benefits from cellular office accommodation spread over two floors.

ACCOMMODATION

AREA	SQ FT	SQ M
Offices	1,855	172.4
TOTAL	1,855	172.4

PLANNING

The property currently has planning for B1 office related to any industrial process and B8 storage & distribution.

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 £15,000 per annum, 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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