

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

WAREHOUSE PREMISES WITH SECURE YARD



**UNIT 118 MIDDLEMORE BUSINESS PARK,
MIDDLEMORE ROAD, BIRMINGHAM, B21 0AY**

11,429 SQ FT (1,102.5 SQ M)

- MODERN PREMISES
- SELF-CONTAINED
- SECURE GATED YARD
- HIGH EAVES

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LOCATION

The property is located on the well established and popular Middlemore Industrial Estate of Middlemore Road, Smethwick. Middlemore Road leads to Birmingham Road (A41) which connects directly to the Midlands motorway network at Junction 1 of the M5, approximately 1 mile away.

DESCRIPTION

The premises comprise of a single storey detached steel framed building with full height brick elevations and two storey offices at the front. Internally, the property is arranged to provide a warehouse at ground floor level, which benefits from a solid concrete floor, three phase electric, sodium lighting, metal concertina shutter door and WC facilities. There is also a mezzanine floor which has been fitted out with offices and is accessed from the front. Externally there is a secure gated yard which is suitable for parking or storage. The front of the property provides car parking for several cars.

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	8,505	830.7
Mezzanine Floor	437	40.6
External Yard	2,488	231.2
TOTAL	11,430	1,102.5

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.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £45,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

SERVICE CHARGE & GROUND RENT

We understand that an estate charge is to be levied to cover the cost of services provided by the Freeholder. A ground rent is also to be paid by the incoming tenant.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £31,500. Rates payable will be in the region of £15,088.50 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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