

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**THREE GROUND FLOOR INDUSTRIAL UNITS**



**32 SUMMER LANE, NEWTOWN,  
BIRMINGHAM, B19 3TN**

**329 – 2,272 SQ FT (30.6 – 211.1 SQ M)**

- ROAD FRONTAGE
- ESTABLISHED LOCATION
- SELF-CONTAINED UNITS
- GLAZED FRONTAGE

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

## LOCATION

The property is situated Summer Lane close to its intersection with Constitution Hill and being situated less than 1 mile from Birmingham City Centre. The location allows for convenient access to the inner ring road as well as providing a direct route to Dartmouth Circus and the A38(M) connecting with the national motorway network at J6 M6 (Spaghetti Junction). The immediate area is well served by public transport with Snow Hill metro and train station a short walk and regular bus services nearby.

## DESCRIPTION

The premises comprise an industrial warehouse unit of concrete frame construction surmounted by a pitched insulated roof with translucent roof lights. The individual industrial units benefit from a glazed shop front, concrete floors, metal electric roller shutters, concertina loading doors, fluorescent strip lighting, three phase power, kitchenette & WC facilities.

## ACCOMMODATION

32 SUMMER LANE	SQ FT	SQ M	RENT PAX
Unit 1	1,322	122.8	£12,500
Unit 2	329	30.6	£9,500
Unit 3	2,272	211.1	£18,000
<b>TOTAL</b>	<b>3,986</b>	<b>364.5</b>	

## PLANNING

We understand that the property has planning permission under use class B2 (General Industrial). The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

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

Details of rents can be found in the accommodation table above. 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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