

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**TWO STOREY OFFICE BUILDING**



**UNIT N, SALFORD TRADING ESTATE, NECHELLS,  
BIRMINGHAM, B6 7SH**

**1,299 SQ FT (120 SQ M)**

- FLEXIBLE TERMS
- SELF CONTAINED OFFICES
- CAR PARKING AVAILABLE TO FRONT
- TWO STOREY BUILDING

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

## LOCATION

The property is situated on Salford Trading Estate, accessed via Salford Street, Nechells. The property is located approximately ½ a mile south of J6 of the M6 (Spaghetti Junction). Birmingham City Centre is approximately 3 ½ miles south of the property.

## DESCRIPTION

The property comprises a two-storey building of brick-built construction surmounted by a pitched tiled roof. Internally the property offers various office suites arranged over two floors and benefits from a mixture of both carpet covering and wooden flooring, plastered and painted walls & ceiling, inset light points, a store, a kitchen and WC facilities. Externally there is parking available to the front of the property.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	645	59
First Floor	654	61
<b>TOTAL</b>	<b>1,299</b>	<b>120</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 £12,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £3,950. Rates payable will be in the region of £1,935.50 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 the sole agents, Mason Young Property Consultants.

## CONTACT DETAILS

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