

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR INDUSTRIAL/WAREHOUSE
PREMISES WITH OFFICE SPACE



**74-77 STEWARD STREET, SPRING HILL,
BIRMINGHAM, B18 7AF**

3,524 SQ FT (327.4 SQ M)

- OUTSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- VARIETY OF USES (STPP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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B18 6JB

LOCATION

The premises are situated on Steward Street in the Hockley area of Birmingham and only ½ mile from Birmingham City Centre. The property provides convenient access to the inner Ring Road and is situated only 2 miles from A38(M) Aston Expressway allowing access to the National Motorway network at Junction 6 of the M6 Motorway.

DESCRIPTION

The premises comprise of a two-storey terraced industrial building with full height brick/breeze block elevations. The vacant warehouse accommodation is available on the ground floor and benefits from a solid concrete floor, three phase electric, metal concertina shutter door, fluorescent strip lighting and WC facilities. There is a small office to the front of the premises which is accessed from the main road.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,524	327.4
Total	3,524	327.4

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.

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 on a leasehold basis at a quoting rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £10,500. Rates payable will be in the region of £5,239.50 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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