

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**FOR SALE/  
TO LET**

**TWO STOREY SELF-CONTAINED OFFICES**



**FORMER POLICE STATION, SHELDON HEATH ROAD,  
BIRMINGHAM, B26 2DP**

**5,683 SQ FT (528.0 SQ M)**

- VARIETY OF USES (STP)
- SELF-CONTAINED
- ON SITE CAR PARKING
- FREEHOLD TITLE

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

## LOCATION

The property occupies a prominent position, standing on a generous site between Sheldon Heath Road and Hengham Road, fronting a traffic island and being situated within the well-established East Birmingham, predominately residential suburb of Garretts Green.

## DESCRIPTION

The former police station offers spacious accommodation within a uniquely designed two storey detached building of brick construction with flat roofs and believed to date from the early 1950s. The accommodation is currently configured to provide a number of offices, meeting rooms, interview rooms with stores, former locker rooms and WCs. Externally there is a surfaced car park with access from both Hengham Road and Sheldon Heath Road.

## ACCOMMODATION

| AREA           | SQ FT        | SQ M         |
|----------------|--------------|--------------|
| Police Station | 5,683        | 528.0        |
| <b>TOTAL</b>   | <b>5,683</b> | <b>528.0</b> |

## 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/PRICE

The freehold interest is available at a quoting price of £875,000, subject to contract. The premises are available on a Leasehold basis at a quoting rent of £50,000 per annum exclusive.

## 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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