

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF-CONTAINED OFFICE UNIT



**70 YARDLEY ROAD, ACOCKS GREEN
BIRMINGHAM, B27 6LG**

718 SQ FT (66.7 SQ M)

- OFFICE/WORKSHOP
- ESTABLISHED LOCATION
- SELF-CONTAINED
- FLEXIBLE TERMS

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Warstone Lane
Jewellery Quarter
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LOCATION

The retail premises are situated on the main Yardley Road in Acocks Green. Acocks Green is a suburb of Birmingham situated approximately 4 miles south-east of the city centre equidistant between Birmingham City Centre and Solihull. Warwick Road (A41) provides access to the M42 (Junction 5). Occupiers close by include a variety of local occupiers.

DESCRIPTION

The premises comprise a ground floor building with full brick elevations beneath a pitched roof. The accommodation is a self-contained unit which benefits from concrete floor with carpet in part, plastered and painted walls, fluorescent strip lights and an alarm. Externally the unit can be accessed via a manual roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor Unit	718	66.7
TOTAL	718	66.7

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 £7,200 per annum exclusive, subject to contract. 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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