

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

INDUSTRIAL/STORAGE/OFFICE PREMISES



**LEE BANK BUSINESS CENTRE, 55 HOLLOWAY
HEAD, BIRMINGHAM, B1 1HP**

540 – 11,633 SQ FT (50.2 – 1,080.7 SQ M)

- SUITABLE FOR STORAGE
- VARIETY OF USES
- SELF-CONTAINED
- SHORT TERM LET ONLY (12 MONTHS)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is located on Holloway Head (B4127) near to Bristol Street and Suffolk Street Queensway (A38), in close proximity to Birmingham City Centre. The premises are within a short walk of Birmingham New Street and Five Ways train stations and within easy reach of the inner ring road which provides access to the National Motorway Network via the A38 (M) Aston Expressway.

DESCRIPTION

The premises comprise of a multi-storey building. The vacant accommodation is arranged over several floors and benefits from a mixture of carpet and solid concrete flooring, a suspended ceiling incorporating CAT 2 lighting, lift access and WC facilities. There is parking available at the rear.

ACCOMMODATION

Please see the accommodation schedule below.

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 at a rent of £6.00 per SQ FT 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

Arjamand Farooqui BSc (Hons)

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AVAILABILITY SCHEDULE

LOCATION	SQ FT	SQ M	RENT PCM	DESCRIPTION	STATUS
LGF	1,991	185.0	£995.50	WAREHOUSE	AVAILABLE
GF	968	89.9	£484.00	WORKSHOP	AVAILABLE
1 ST	540	50.2	£270.00	WAREHOUSE	AVAILABLE
1 ST	1,015	94.3	£507.50	WAREHOUSE	AVAILABLE
1 ST	1,023	95.0	£511.50	STORE	AVAILABLE
2 ND	2,068	192.2	£1,034.00	OFFICE	AVAILABLE
2 ND	1,186	110.2	£593.00	WORKSHOP	AVAILABLE
3 RD	1,012	94.0	£506.00	WORKSHOP	AVAILABLE
3 RD	2,080	193.2	£1,040.00	WORKSHOP	AVAILABLE
4 TH	1,061	98.6	£530.50	WORKSHOP	AVAILABLE
4 TH	2,201	204.5	£1,100.50	WORKSHOP	AVAILABLE
5 TH	540	50.2	£270.00	WORKSHOP	AVAILABLE
5 TH	1,030	95.7	£515.00	WAREHOUSE	AVAILABLE
FIRST FLOOR - WHOLE	11,633	1,080.7	£5,816.50	WAREHOUSE/ WORKSHOP	AVAILABLE