

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**UNIT 1 TULSI CENTRE, CONSTITUTION HILL,
HOCKLEY, BIRMINGHAM, B19 3JX**

7,424 SQ FT (689.7 SQ M)

- PROMINENT LOCATION
- CAR PARKING TO REAR
- SELF-CONTAINED
- FLEXIBLE TERMS

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Warstone Lane
Jewellery Quarter
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LOCATION

The property occupies a prominent position fronting the main B4100 Constitution Hill. The B4100 is a main arterial route leading into Birmingham City Centre and a 10-minute drive to Junction 1 of the M5 motorway. The historic St Pauls Square is within walking distance here there are excellent transport links as well as local amenities. The A38(M) is approximately 0.5 miles away which leads to J6 (M6), which in turn leads to the wider motorway network.

This property is inside the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises a steel portal framed industrial building of brick-built construction under a pitched roof and a glazed shop front. The unit is located on the ground floor and internally benefits from concrete floors, plastered and painted walls, a suspended ceiling, fluorescent strip lighting, three phase electricity, gas warm air blower heater, kitchen and WC accommodation. The property also benefits from secure parking to the rear. Externally there are secure metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,874	359.9
First Floor	3,550	329.8
TOTAL	7,424	689.7

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 £40,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2019 rating listing as have a rateable value of £11,500.00. Rates payable will be in the region of £5,738.50 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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