

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

INDUSTRIAL/WAREHOUSE PREMISES WITH YARD



**37-38 ICKNIELD STREET, HOCKLEY,
BIRMINGHAM, B18 5AY**

10,921 SQ FT (1,015 SQ M)

- REFURBISHMENT REQUIRED
- SUITABLE FOR STORAGE
- SELF-CONTAINED
- SHORT-TERM LET ONLY

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located at Icknield Street off Heaton Street, Hockley, Birmingham, accessing the B4100/A4540 which in turn provides access to the A38 to the M6. The property provides good transport links such as the Jewellery Quarter Train Station which is located approximately 1.1 miles away from the subject premises. Birmingham City Centre is within close proximity and is located approximately 2.1 miles from the premises.

DESCRIPTION

The property comprises an original three storey factory and benefits from a more modern single storey workshop unit which we understand was built in the 1970's. The buildings are located on a self-contained site with two separate yard areas to the front and side of the main buildings. The main factory is of brick/block construction whereas the 1970's extension is of brick/block construction with a pitched roof. The property is in need of refurbishment.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PA
Ground Floor	2,809	261	£9,831.50
First Floor	3,434	319	£12,019.00
Second Floor	3,434	319	£12,019.00
Rear Unit	1,244	116	£4,354.00
TOTAL	10,921	1,015	£38,223.50

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

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

Details of rents can be found in the accommodation table above. The units can be taken as a whole or on a floor-by-floor basis. Terms to be agreed, subject to contract

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £38,500.00. Rates payable will be in the region of £19,211.50 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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