

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE PREMISES



**91A BRACEBRIDGE STREET, BIRMINGHAM
ASTON, B6 4PJ**

3,079 SQ FT (286 SQ M)

- SELF-CONTAINED
- OUTSIDE CLEAN AIR ZONE
- INDUSTRIAL/WAREHOUSE
- GROUND FLOOR ONLY

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is situated in a prominent location on Bracebridge Street in Aston. Bracebridge Street is located just off the A4540 Newtown Middleway. Birmingham City Centre is located 1.4 miles south of the subject premises as is the A38(M) which leads direct to the M6 and wider motorway network.

DESCRIPTION

The property comprises of a ground floor industrial/warehouse unit with full height brick elevations. Internally the property benefits from concrete floors, three phase electricity, fluorescent strip lighting and WC facilities. To the front of the unit there is a metal roller shutter suitable for loading/unloading.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,079	286
TOTAL	3,079	286

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 £20,000 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 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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