

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**THREE STOREY INDUSTRIAL/  
WAREHOUSE PREMISES**



**68 GLOVER STREET, BORDESLEY  
BIRMINGHAM, B9 4EL**

**23,788 SQ FT (2,210 SQ M)**

- MAIN ROAD FRONTAGE
- INSIDE CLEAR AIR ZONE
- SHORT-TERM LET
- FLEXIBLE TERMS

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The subject premises occupies a corner position at the intersection of Adderley Street and Glover Street and is located close to the middle ring road (A4540). The middle ring road dual carriageway provides access to the main Aston Expressway, which is approximately 1¼ miles north and provides direct access to Junction 6 of the M6 Motorway, "Spaghetti Junction". Birmingham City Centre is located approximately ¾ of a mile north west.

## DESCRIPTION

The property comprises of a three-storey industrial building of steel frame construction with full height brickwork incorporating a pitched roof with translucent light panels. The main warehouse benefits from a concrete floor, an office, a mezzanine floor, a metal roller shutter door and separate WC facilities. The main warehouse has an eaves height ranging between 9.9m (min) to 14.2 m (max).

## ACCOMMODATION

AREA	SQ FT	SQ M
Main Warehouse	13,450	1,250
Ground Floor	3,446	320
First Floor	3,446	320
Second Floor	3,446	320
<b>TOTAL</b>	<b>23,788</b>	<b>2,210</b>

## 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 £3.00 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)  
Tel: 0121 285 3535  
Mob: 07929 410 481  
Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

