

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**GROUND FLOOR WAREHOUSE**



**1 STANHOPE STREET, DIGBETH, BIRMINGHAM,  
B12 0UZ**

**3,628 SQ FT (337 SQ M)**

- PROMINENT LOCATION
- GROUND FLOOR
- MODERN PREMISES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated in a prominent location on Stanhope Street in Digbeth, just on the out-skirts of Birmingham City Centre. The premises have excellent access to the A38, Aston Expressway, and M6 Motorway, also the M5 & m42 Motorways are a short drive away. Birmingham New Street and Moor Street Train Stations, along with Aston Train Stations are also only a short journey. Local bus routes connect to the City Centre and Birmingham Suburbs.

## DESCRIPTION

The premises comprise a two-storey self-contained industrial unit of brick-built construction surmounted by a flat roof with translucent roof panels. The vacant warehouse/industrial space is available on the ground floor and benefits from a concrete floor, brick/breeze block elevations, gas fired central heating, gas air blower heater, fluorescent strip lighting, WC & kitchen facilities. Externally there is a manual metal roller shutter door to the side which is suitable for loading and unloading.

## ACCOMMODATION

1 STANHOPE STREET	SQ FT	SQ M
Ground Floor	3,628	337
<b>TOTAL</b>	<b>3,628</b>	<b>337</b>

## PLANNING

We have been informed by the landlord that planning permission has been granted for B2 use.

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 on a FRI basis, 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.

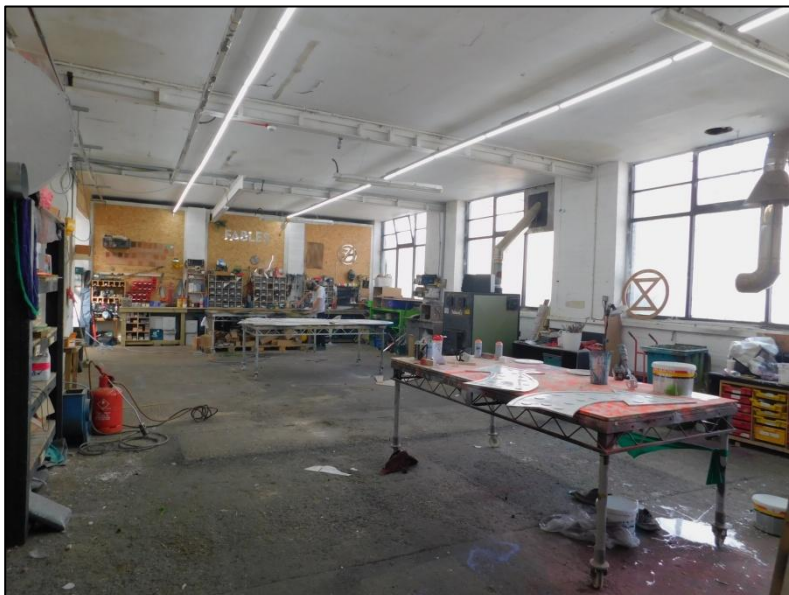
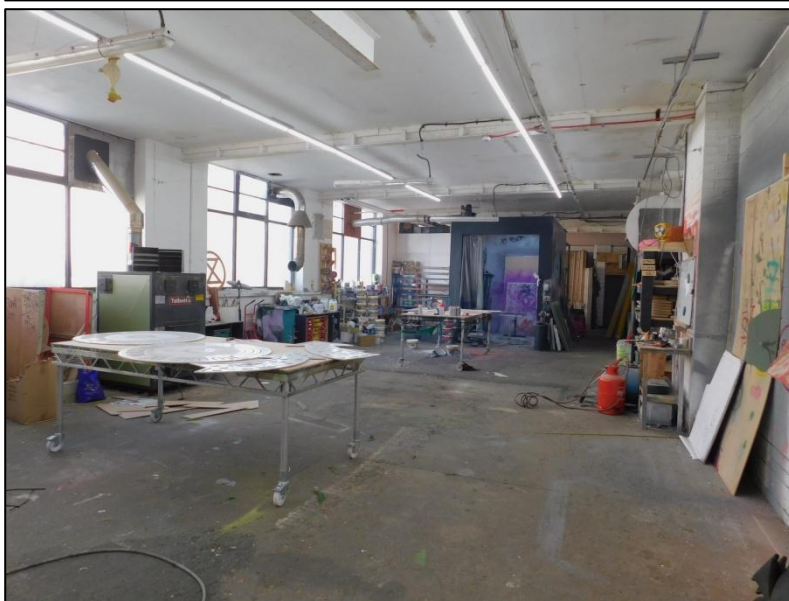
## CONTACT DETAILS

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