

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## INDUSTRIAL/WAREHOUSE PREMISES



**101-103 BRANSTON STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B18 6BA**

**6,343 SQ FT (589.3 SQ M)**

- PROMINENT LOCATION
- SELF-CONTAINED
- CHARACTER BUILDING
- 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 fronting Branston Street on the fringe of Birmingham's historic Jewellery Quarter. The A41 is a main arterial route which leads direct into Birmingham City Centre, being  $\frac{3}{4}$  of a mile South East and Junction 1 of the M5, being 1.5 miles to the North West. The main Aston Expressway (circa 1-mile due east), provides direct access to Junction 6 of the M6 Motorway "Spaghetti Junction". St Pauls tram station, Tesco Express and the College of Law are all located within walking distance of the subject premises.

## DESCRIPTION

The premises comprises of three terraced, three storey industrial premises with brick elevations to eaves surmounted by a part pitched and part flat roof. Internally the main warehouse is split into a variety of rooms over three floors which benefit from wooden floors, plaster & painted walls & ceiling, three phase electricity, fluorescent strip lighting and separate WC facilities. To the front of the property is a metal roller shutter, door which leads into a loading bay that is suitable for loading/unloading.

## ACCOMMODATION

| AREA         | SQ FT        | SQ M         |
|--------------|--------------|--------------|
| Ground Floor | 4,982        | 462.8        |
| Second Floor | 1,361        | 126.4        |
| <b>TOTAL</b> | <b>6,343</b> | <b>589.3</b> |

## PLANNING

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

## SERVICES

We are advised all main services are connected.

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 on a leasehold basis at a quoting rent of £32,500 per annum exclusive 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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