

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

**FOR SALE**

**INDUSTRIAL/WAREHOUSE PREMISES –  
DEVELOPMENT POTENTIAL (STPP)**



**1603 PERSHORE ROAD, STIRCHLEY  
BIRMINGHAM, B30 2JF**

**35,000 SQ FT (3,252 SQ M)**

- FREEHOLD TITLE
- PROMINENT LOCATION
- OFF STREET CAR PARKING
- SUITABLE FOR A VARIETY OF USES (STPP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The subject premises benefit from a prominent position with extensive frontage onto Pershore Road, which is a main arterial route with considerable traffic flow (A441). The property is situated directly opposite the intersection with Fordhouse Lane. Birmingham City Centre is located approximately 5 miles north.

## DESCRIPTION

The subject premises comprise predominantly of a ground floor, multi-bay, industrial/warehouse accommodation. The industrial site benefits from an approximate minimum working height of 7 metres, with disused gantry craneage, off street car parking and concertina and roller shutter door access located towards the rear of the premises.

## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	31,505	2,926.9
Offices	1,137	105.6
Workshop	2,357	219.5
<b>TOTAL</b>	<b>35,000</b>	<b>3,252</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/PRICE

The freehold interest is available at a quoting price of £1,600,000, subject to contract.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £35,250. Rates payable will be in the region of £17,589.7 per annum. Small business rates relief may apply.

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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