

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**SELF-CONTAINED OFFICE PREMISES  
WITH ON SITE CAR PARKING**



**THIRD FLOOR, BRADFIELD HOUSE  
POPES LANE, OLDBURY B69 4PA**

**4,372 SQ FT (406.2 SQ M)**

- ON SITE CAR PARKING
- PROMINENT LOCATION
- SELF-CONTAINED
- FLEXIBLE TERMS

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

## LOCATION

The property is situated in a well - established industrial and commercial area on the south side of Popes Lane in close proximity to A457 Birmingham Road and within half a mile of Junction 2 of the M5 motorway. The property is a short drive away from Smethwick Galton Bridge Station. Occupiers close by include Steel & Alloy, IDI Composites & Minister amongst a variety of other industrial operators. Birmingham City Centre is located approximately 6 miles west.

## DESCRIPTION

The Property comprises a five storey office building with on-site car parking which benefitted from some internal refurbishment in 2018-2019. Internally the premises benefit from carpets, suspended ceiling incorporating CAT 2 lights, lift access & WC facilities. There are 11 parking spaces on the forecourt at the front and a 24-space car park across the road.

## ACCOMMODATION

AREA	SQ FT	SQ M
Third Floor	4,372	406.2
<b>TOTAL</b>	<b>4,372</b>	<b>406.2</b>

## PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council on 0121 368 1155.

## SERVICES

We are advised all main services are connected to include mains water and 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 £6 per sq ft exclusive, subject to contract. Terms to be agreed.

## SERVICE CHARGE

There is a service charge to cover services provided by the Landlord.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1155.

## 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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