

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**INDUSTRIAL/WAREHOUSE PREMISES**



**25 BICKFORD ROAD, WITTON,  
BIRMINGHAM, B6 7EE  
1,536 SQ FT (142.7 SQ M)**

- OUTSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- SINGLE STOREY BUILDING
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated on the northern side of Bickford Road within the Witton district of Birmingham, approximately 3 miles north of the City Centre. Bickford Road is located within a well-established industrial area, accessed from Electric Avenue to the east or alternatively from Tame Road to the west. Junction 6 (Spaghetti Junction) of the M6 Motorway is within easy driving distance which provides subsequent access to the Midlands Motorway Network.

## DESCRIPTION

The subject property comprises a mid-terrace brick built industrial building, solid concrete floor, painted metal beams, part block walls and a pitched roof. The premises comprise a ground floor industrial/warehouse unit accessed via an electric metal roller shutter door to the front of the premises. Internally, the property has strip fluorescent lighting, three phase electricity, warm gas air blower heaters and WC facilities. The property has an approximate eaves height of 3.35 metres.

## ACCOMMODATION

AREA	SQ FT	SQ M
Unit 1	1,536	142.7
<b>Total</b>	<b>1,536</b>	<b>142.7</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 £13,500 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.

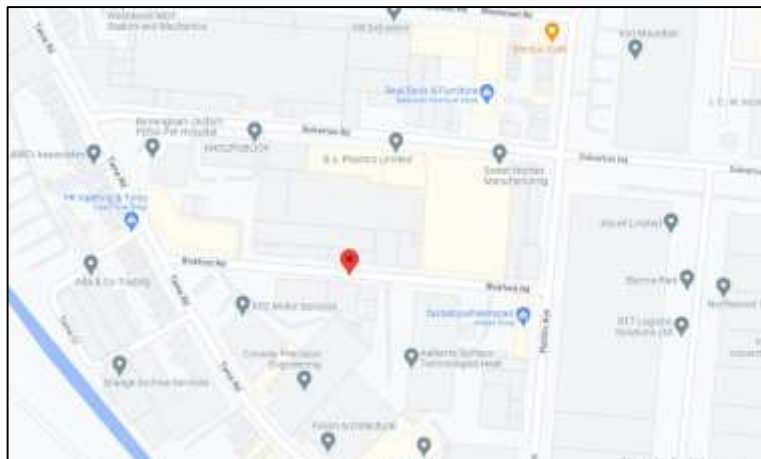
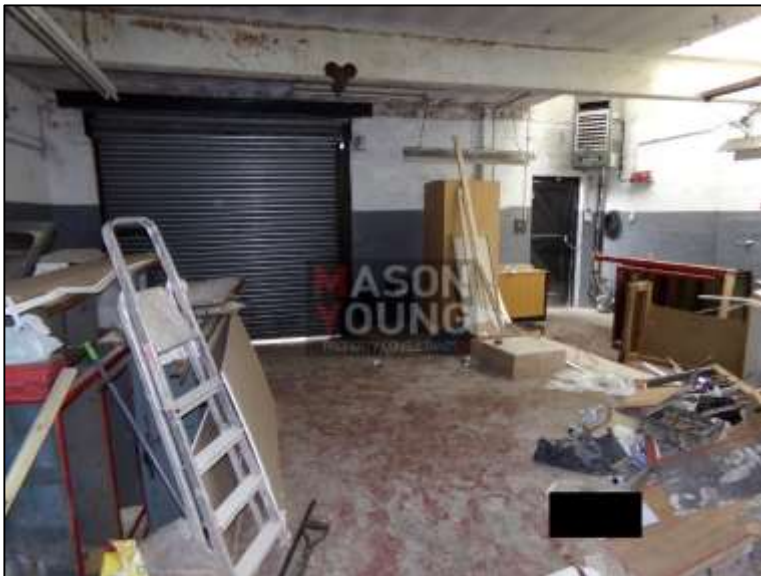
## CONTACT DETAILS

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