

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**INDUSTRIAL PREMISES
WITH FIRST FLOOR OFFICES**



**41 SMITH STREET, HOCKLEY,
BIRMINGHAM, B19 3EN**
7,740 SQ FT (719 SQ M)

- FLEXIBLE TERMS
- INDUSTRIAL PREMISES
- WITHIN THE CLEAN AIR ZONE
- SUITABLE FOR A VARIETY OF USES (STP)

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a well-established industrial location of Hockley fronting Smith Street, within close proximity to the intersection with Well Street. Well Street provides direct access to the main A41 Great Hampton Street which leads into Birmingham City Centre being ¼ of a mile south east and Junction 1 of the M5 being approximately 3½ miles to the north west.

This property is located inside the Birmingham Clean Air Zone.

DESCRIPTION

The warehouse comprises of a mid-terraced industrial unit of steel frame construction with full height brick elevations to eaves surmounted by a flat roof with a two-storey industrial/office unit to the front. The unit is located on the ground floor with first floor offices accessed via a staircase to the front. The offices have sold floor with carpet covering, gas fired central heating, power points, security grilles to the windows, fluorescent strip lights, kitchenette and separate WC accommodation.

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	4,650	432
Canteen	646	60
First Floor Offices	1,281	119
Loading Bay	1,163	108
Total	7,740	719

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 £40,000 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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk



Property misrepresentation: All Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.