

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/TRADE COUNTER PREMISES



**72 CROMPTON ROAD, NECHELLS,
BIRMINGHAM, B7 5SN
4,359 SQ FT (405 SQ M)**

- INDUSTRIAL/TRADE COUNTER PREMISES
- OUTSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- FORECOURT PARKING

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated fronting Long Acre at its junction with Crompton Road in Aston area of Birmingham. Communication links are excellent with J6 of the M6 motorway (Spaghetti Junction) being situated approximately ½ mile north via Long Acre, Cuckoo Road, and Lichfield Road. The area is adjacent to the (A47) Heartlands Parkway providing dual carriageway link between Birmingham City Centre and Junction 5 of the M6 Motorway. Birmingham City Centre is located approximately 2½ miles south west. The immediate area is well served by public transport with regular bus services and being only a short distance from Aston train station.

DESCRIPTION

A prominent industrial workshop/trade counter premises being predominantly open plan with reception/sales area and some cellular office space and stores. Internally, the property benefits from concrete flooring, fluorescent strip lighting, three phase electricity, gas heating, kitchen, WC facilities and a side loading door. Externally, the property benefits from forecourt car parking and a rear yard area.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	4,359	405
Total	4,359	405

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 £35,000 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.

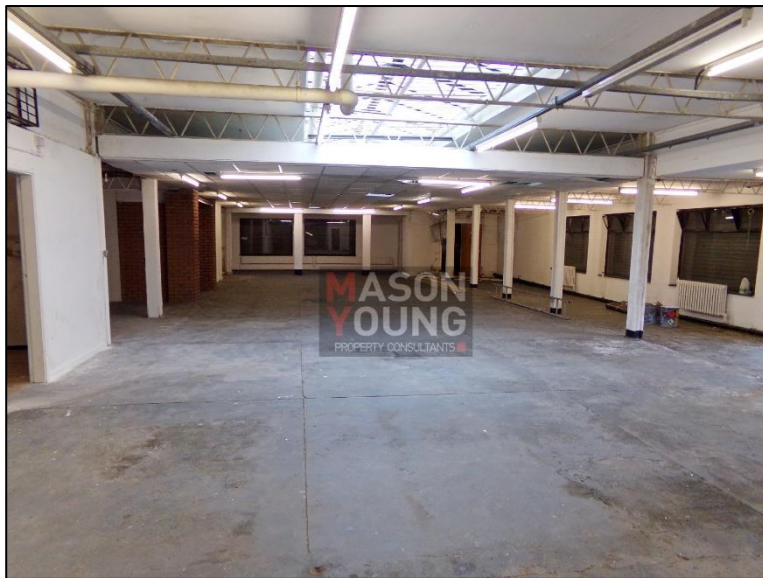
CONTACT DETAILS

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