

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**INDUSTRIAL UNITS &
FIRST FLOOR OFFICES**



**264 OXHILL ROAD, HANDSWORTH,
BIRMINGHAM, B21 8ER**
5,403 SQ FT (502 SQ M)

- SECURE PREMISES
- ON SITE PARKING
- VARIETY OF USES (STP)
- CAR GARAGE/MOT STATION

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located within an industrial complex next to a petrol station with shared access to Oxhill Road. The surrounding area is predominately residential. The premises are located within the Handsworth area of Birmingham. The former A4040 Birmingham Outer Ring Road provides access to Birmingham City Centre, which is located approximately 2.3 miles from the subject premises. Junction 1 of the M5 is approximately 1.7 miles west of the subject premises.

DESCRIPTION

The property comprises of ground floor industrial units that have part breeze block and full height brick elevations with a pitched roof over incorporating translucent light panels. The larger unit has a light metal truss roof. Internally, the property benefits from a concrete floor, three phase electricity, fluorescent strip lighting, glazed shop front and electric metal roller shutters. The property has an eaves height ranging between 3.9m - 6m. The property has first floor office accommodation and a basement. Externally, there is a tarmacadam surfaced forecourt, which is accessed via secure metal gates and provides a number of car parking spaces to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit 1	1,970	183
Unit 2	2,120	197
First Floor Office	1,313	122
Total	5,403	502

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 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 on a leasehold basis at a quoting rent of £57,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

Unit 1 is currently listed within the 2017 rating listing as having a rateable value of £12,250. Rates payable will be in the region of £6,112.75 per annum.

Unit 2 is currently listed within the 2017 rating listing as having a rateable value of £14,750. Rates payable will be in the region of £7,360.25 per annum.

The first floor is currently listed within the 2017 rating listing as having a rateable value of £3,850. Rates payable will be in the region of £1,921.15 per annum.

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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Property Misrepresentation Act: 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.