

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/WAREHOUSE UNIT
WITH LARGE YARD AREA



**5 GARRISON STREET, BORDESLEY,
BIRMINGHAM, B9 4BN**

21,914 - 51,914 SQ FT (2,036 - 4,823 SQ M)

- FLEXIBLE TERMS
- PROMINENT LOCATION
- OUTSIDE CLEAN AIR ZONE
- AVAILABLE AS A WHOLE OR CAN BE SPLIT

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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B18 6JB

LOCATION

The property is located on Garrison Street within close proximity to the (A4540) Birmingham Middle Ring Road which provides direct access to most main arterial routes running in and out of Birmingham City Centre to include National Motorway Access via Junction 6 of the M6 Motorway approximately 3 miles distant. Duddeston train station is located approximately 1 mile distant providing regular transport links into Birmingham City Centre which is located approximately 2½ miles west of the subject premises.

DESCRIPTION

The property comprises of a single storey brick built industrial building with interconnecting units and ancillary office and storage space. Internally, the premises benefit from solid concrete floor, brick and block walls, north-lit roof with light metal truss, high intensity sodium lights, suspended warm gas air blowers and WC facilities. Externally, the property benefits from metal roller shutters, large concrete yard accessed via secure metal gates.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PA)
Industrial Unit	16,283	1,513	£120,000
Offices	5,632	523	
Yard Area	30,000	2,787	£75,000
Total	51,914	4,823	£195,000

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 on a leasehold basis, subject to contract. Terms to be agreed. The industrial unit and yard can be taken on as a whole or on an individual basis. All rents are detailed in the table above.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £47,750. Rates payable will be in the region of £23,827.25 per annum.

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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