

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**SECURE MODERN
INDUSTRIAL/WAREHOUSE**



**UNIT 25, GREEN LANE INDUSTRIAL ESTATE
BORDESLEY GREEN, BIRMINGHAM, B9 5QL
1,090 SQ FT (101.3 SQ M)**

- FLEXIBLE TERMS
- SECURE GATED ESTATE
- ESTABLISHED LOCATION
- OUTSIDE CLEAN AIR ZONE

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Warstone Lane
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LOCATION

Green Lane Industrial Estate is situated in Bordesley Green, off Green Lane with access from First & Second Avenue. It is close to the City Centre and within a short distance of the A45 Coventry Road which leads to Birmingham International Airport and Birmingham International Station. The A38(M) is located approximately 2 miles away connecting to the M6 and wider national motorway network.

DESCRIPTION

The Estate comprises of 26 modern single storey warehouse/ industrial units of brick-built construction surmounted by a flat corrugated metal roof incorporating intermittent translucent roof panels. The units are set back from the estate road beyond a tarmac forecourt providing loading/unloading facilities. Internally the units benefit from a concrete floor, insulated walls, fluorescent strip lighting, three phase electricity, mains gas, WC accommodation and an electric metal roller shutter. Loading access is gained via a loading door and parking is available at the front of the units.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,090	101.3
TOTAL	1,090	101.3

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 £10,000 per annum exclusive, subject to contract. Terms to be agreed.

BUILDING INSURANCE

We understand that the building insurance for the unit is approximately £488 per annum.

SERVICE CHARGE

We understand that a service charge of £830 per annum is to be levied to cover the cost of services provided by the Landlord.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £4,450. Rates payable will be in the region of £2,220.55 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 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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