

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## SELF CONTAINED SECURE YARD



**ASTON BROOK STREET, ASTON,  
BIRMINGHAM, B6 4RU**

**12,000 SQ FT (1,114.8 SQ M)**

- FLEXIBLE TERMS
- SELF-CONTAINED
- TARMACADAM YARD
- OUTSIDE CLEAN AIR ZONE

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonryoung.co.uk](http://masonryoung.co.uk)  
E: [info@masonryoung.co.uk](mailto:info@masonryoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated in a prominent location on Aston Brook Street which is accessed via Bracebridge Street in Aston. Bracebridge Street is located just off the A4540 Newtown Middleway. Birmingham City Centre is located 1.4 miles south of the subject premises as is the A38(M) which leads direct to the M6 and wider motorway network.

## DESCRIPTION

The site is accessed via a ramp which leads onto a tarmacadam surface surrounded by secure palisade fencing.

## ACCOMMODATION

ASTON BROOK STREET	SQ FT	SQ M
Yard	12,000	1,114.8
<b>TOTAL</b>	<b>12,000</b>	<b>1,114.8</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised that water services are connected.

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, 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 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](mailto:af@masonyoung.co.uk)



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