

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**UNIT A, 108-122 BREARLEY STREET,
HOCKLEY, BIRMINGHAM, B19 3XJ**
3,573 SQ FT (332 SQ M)

- FLEXIBLE TERMS
- CENTRAL LOCATION
- VARIETY OF USES (STP)
- INSIDE CLEAN AIR ZONE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Brearley Street which is a short distance from the (A4540) Birmingham Middle Ring Road, which provides access to all Main arterial routes running in and out of Birmingham City Centre, to include the A38M Aston Expressway which in turn provides access to junction 6 of the M6 Motorway, approximately 1.5 miles North. Birmingham City Centre lies approximately 1 mile to the south of the subject premises.

DESCRIPTION

The industrial unit comprises of two buildings which are industrial in nature. Unit A fronts the main road is a two-storey building with a single storey warehouse to the rear. The warehouse to the rear is single storey with full height brick elevations surmounted by a pitched corrugated asbestos roof. Internally the property benefit from a concrete floor, gas air blower heaters, gas mains, fluorescent strip lighting, three phase electric and metal roller shutters. There are additional rooms and WC facilities located within the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit A	3,573	332
Total	3,573	332

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 at a quoting rent of £25,000 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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