

TWO STOREY INDUSTRIAL PREMISES



**42 BICKFORD ROAD, WITTON,
BIRMINGHAM, B6 7EE**
1,885 SQ FT (175 SQ M)

- OUTSIDE CLEAN AIR ZONE
- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on the northern side of Bickford Road within the Witton district of Birmingham, approximately 3 miles north of the City Centre. Bickford Road is located within a well-established industrial area, accessed from Electric Avenue to the east or alternatively from Tame Road to the west. Junction 6 (Spaghetti Junction) of the M6 Motorway is within easy driving distance which provides subsequent access to the Midlands Motorway Network.

DESCRIPTION

The subject property comprises a mid-terrace brick built industrial building, solid concrete floor, metal beams and a flat roof. The premises comprise of a ground floor industrial/warehouse unit accessed via a single timber door and benefits from a metal electric roller shutter door with offices at first floor level. Internally, the property has strip fluorescent lighting, three phase electricity, gas central heating, perimeter radiators, kitchen and WC facilities. The first-floor offices have a laminate floor covering and uPVC double glazed windows.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,032	96
First Floor	853	79
TOTAL	1,885	175

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/PRICE

The property is available on a leasehold basis at a quoting rent of £18,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £5,400. Rates payable will be in the region of £2,694.60 per annum respectively. Small business rate relief may apply.

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

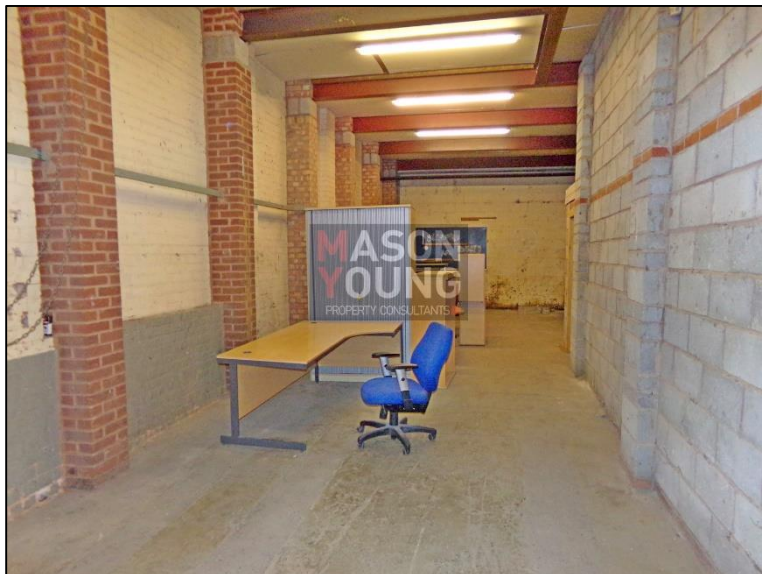
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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