

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**INDUSTRIAL/WAREHOUSE PREMISES
WITH ON SITE CAR PARKING**



**45 CONYBERE STREET, HIGHGATE
BIRMINGHAM, B12 0YH**

6,740 SQ FT (626.1 SQ M)

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Conybere Street in the Highgate area of Birmingham. The property is located approximately 2 miles north west from Birmingham City Centre. The property can be accessed from the inner ring road at Belgrave Middleway and occupies a prominent location within a mixed commercial / residential location. Bordesley Green Train Station is located approximately 1-mile north east from the subject premises, providing regular links into Birmingham City Centre and the surrounding areas. The properties are also located within the Clean Air Zone

DESCRIPTION

The property comprises of a single storey industrial unit of steel portal frame construction with full height brick infill surmounted by a pitched roof incorporating translucent roof lights and fluorescent strip lights. Loading access is provided via a single roller shutter to the front. The property also comprises of a mezzanine floor. The unit benefits from an eaves height ranging between 4.44m to 6.48m. Externally there is car parking for several vehicles to the front of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	6,365	591.3
Mezzanine	375	34.8
Total	6,740	626.1

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 £55,000 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

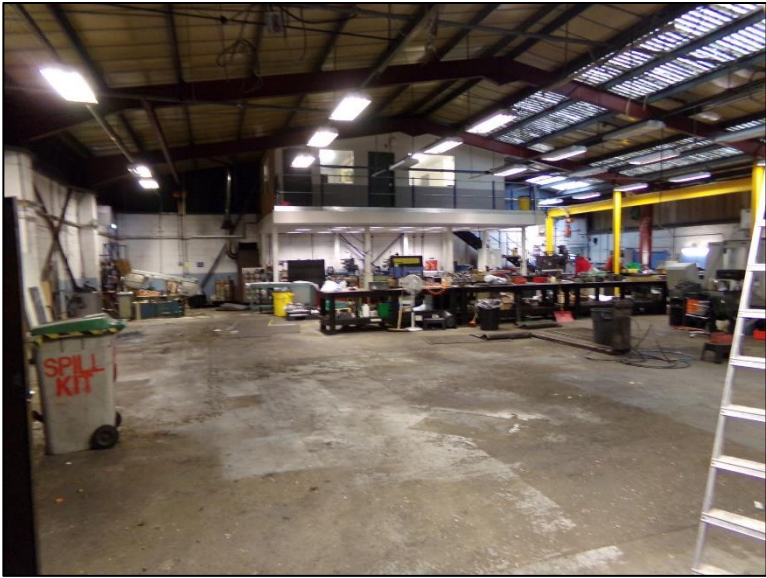
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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