

# MASON YOUNG

PROPERTY CONSULTANTS ■

# TO LET

INDUSTRIAL/STORAGE/OFFICE PREMISES



## LEE BANK BUSINESS CENTRE, 55 HOLLOWAY HEAD, BIRMINGHAM, B1 1HP

**530 – 4,240 SQ FT (49.2 – 394 SQ M)**

- SUITABLE FOR STORAGE
- VARIETY OF USES
- SELF-CONTAINED
- SHORT TERM LET ONLY (12 MONTHS)

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

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is located on Holloway Head (B4127) near to Bristol Street and Suffolk Street Queensway (A38), in close proximity to Birmingham City Centre. The premises are within a short walk of Birmingham New Street and Five Ways train stations and within easy reach of the inner ring road which provides access to the National Motorway Network via the A38 (M) Aston Expressway.

## **DESCRIPTION**

The premises comprise of a multi-storey building. The vacant accommodation is arranged over several floors and benefits from a mixture of carpet and solid concrete flooring, a suspended ceiling incorporating CAT 2 lighting, lift access and WC facilities. There is parking available at the rear.

## **ACCOMMODATION**

Please see the accommodation schedule below.

## **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 £6.00 per sq ft per annum exclusive, subject to contract. Terms to be agreed.

## **SERVICE CHARGE**

There is a service charge of approximately £1.00 per sq ft for services provided by the landlord.

## **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**

Arjamand Farooqui BSc (Hons)  
Tel: 0121 285 3535  
Mob: 07929 410 481  
Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)



**MASON  
YOUNG**  
PROPERTY CONSULTANTS

**0121 285 3535**  
[www.masonyoung.co.uk](http://www.masonyoung.co.uk)

## AVAILABILITY SCHEDULE

<b>LOCATION</b>	<b>SQ FT</b>	<b>SQ M</b>	<b>RENT PCM</b>	<b>ANNUAL RENT</b>	<b>DESCRIPTION</b>	<b>ELECTRICITY</b>
GF – Unit 7	970	90.1	£646.67	£7,760	INDUSTRIAL	AVAILABLE
1 <sup>ST</sup> – Unit 9	2,120	197	£1,060	£12,720	OFFICE & INDUSTRIAL	NOT AVAILABLE
1 <sup>ST</sup> – Unit 10	530	49.2	£353.33	£4,240	OFFICE	AVAILABLE
1 <sup>ST</sup> – Unit 11	1,060	98.5	£706.67	£8,480	INDUSTRIAL	AVAILABLE
1 <sup>ST</sup> – Unit 12	4,240	393.9	£2,120	£25,440	INDUSTRIAL	NOT AVAILABLE
1 <sup>ST</sup> – Unit 13	4,240	393.9	£2,120	£25,440	INDUSTRIAL	NOT AVAILABLE
1 <sup>ST</sup> – Unit 14a	1,060	98.5	£530	£6,360	OFFICE	NOT AVAILABLE
1 <sup>ST</sup> – Unit 14b	1,060	98.5	£530	£6,360	INDUSTRIAL	NOT AVAILABLE
2 <sup>ND</sup> – Unit 17	530	49.2	£353.33	£4,240	OFFICE	AVAILABLE
2 <sup>ND</sup> – Unit 19	2,000	185.8	£1,333.33	£16,000	OFFICE	AVAILABLE
2 <sup>ND</sup> – Unit 20a	1,060	98.5	£706.67	£8,480	INDUSTRIAL	AVAILABLE
2 <sup>ND</sup>	2,700	25.1	£1,350	£16,200	OFFICE	NOT AVAILABLE
2 <sup>ND</sup>	2,120	197	£1,413.33	£16,960	OFFICE	AVAILABLE
3 <sup>RD</sup> – Unit 25	2,120	197	£1,413.33	£16,960	INDUSTRIAL	AVAILABLE
3 <sup>RD</sup> – Unit 26	3,180	295.4	£2,120	£25,440	OFFICE & INDUSTRIAL	AVAILABLE
3 <sup>RD</sup> – Unit 26a	1,060	98.5	£706.67	£8,480	OFFICE & INDUSTRIAL	AVAILABLE
3 <sup>RD</sup> – Unit 27	2,120	197	£1,413.33	£16,960	INDUSTRIAL	AVAILABLE
4 <sup>TH</sup> – Unit 28	2,120	197	£1,060	£12,720	INDUSTRIAL	NOT AVAILABLE
4 <sup>TH</sup> – Unit 29	530	49.2	£353.33	£4,240	OFFICE	AVAILABLE
4 <sup>TH</sup> – Unit 33	2,120	197	£1,060	£12,720	INDUSTRIAL	AVAILABLE