

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## INDUSTRIAL/WAREHOUSE & OFFICES



**PLYMOUTH HOUSE, GUNS LANE,  
WEST BROMWICH, B70 9HT**

**4,150 – 20,498 SQ FT (385.5 – 1,904.3 SQ M)**

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- ONSITE PARKING
- CLOSE TO JUNCTION 1, M5

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 located on Guns Lane which is just off the main High Street in Carters Green, West Bromwich. There is easy access to local transport networks including West Bromwich Bus Station, the Metro and the M5 motorway, with Junction 1 less than 2 miles away. The pedestrianized town centre is half a mile to the East whilst the main A41 Black Country Expressway can be accessed just a few hundred yards away.

## DESCRIPTION

The site comprises of a substantial industrial unit of steel portal frame in construction with brick-built elevations surmounted by a pitched roof incorporating translucent roof panels. There is a minimum eaves height of 3.8 metres and a maximum eaves height of 6.3 metres. Internally the unit benefits from a concrete floor, three phase electric, motion sensor fluorescent strip lighting, gas warm air blower heaters, electric & manual roller shutter loading doors, some alarm system & WC facilities. The first floor benefits from self-contained offices which benefits from carpets, plaster & painted walls, suspended ceiling incorporating motion sensor LED lights & WC facilities. Externally there is a dedicated yard on side of the unit, which is accessed via a gate and is suitable for loading/unloading & car parking.

## ACCOMMODATION

AREA	SQ FT	SQ M	RENT (£ PA)
Industrial Unit	16,348	1,518.8	£75,000
Offices	4,150	385.5	£15,000
<b>Total</b>	<b>20,498</b>	<b>1,904.3</b>	<b>£90,000</b>

## PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 0121 569 4054.

## 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

Full details of rentals can be found in the accommodation schedule above on a FRI basis, subject to contract. Terms to be agreed.

## BUSINESS RATES

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1100.

## 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)

