

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

**FOR SALE**

**TWO STOREY OFFICE WITH  
INDUSTRIAL DEVELOPMENT SITE**



**CONNECT HOUSE, SMALL HEATH, BUSINESS PARK,  
TALBOT WAY, BIRMINGHAM, B10 0HJ  
165,528 SQ FT (SITE AREA - 3.80 ACRES)**

- LONG LEASEHOLD
- PLANNING FOR INDUSTRIAL UNIT
- FORMER CALL CENTRE
- OUTSIDE CLEAN AIR ZONE

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 situated in an established location on Talbot Way in Small Heath. The A45 leads directly to Birmingham Airport and Junction 6 of the M42, approximately 7 miles to the east, and connects with the City Centre ring road circa 2 miles to the west. Birmingham International Railway Station and Airport are located approximately 10 miles to the east of the city, providing regular direct transport links to London as well as other cities and international locations.

## DESCRIPTION

The building is of steel frame construction with a mix of brick and corrugated metal sheet elevations, double glazed aluminium framed windows and a corrugated pitched roof. Internally, the property is split into 2 wings, accessible via a main reception. The property provides predominantly open-plan office accommodation, offering the potential for single-occupancy or sub-division. Specification generally comprises carpeted floors, with raised access to parts, a suspended ceiling with CAT 2 lights, partial perimeter trunking, air conditioning units and central heating with wall-mounted panel radiators. Each floor benefits from independent welfare facilities. There is a passenger lift and 3 principal staircases between the floors, aiding sub-division potential.

Externally, the large car park is of tarmacadam and concrete construction, with 285 spaces. There is a large concrete yard area to the western boundary, which has planning consent for the erection of an industrial warehouse.

## ACCOMMODATION

AREA	SQ FT	SQ M
GF Offices	20,976	1,948.7
FF Offices	21,662	2,012.47
<b>TOTAL</b>	<b>42,638</b>	<b>3,961.17</b>

## PLANNING

There is planning consent for the construction of a storage/distribution building (planning ref: 2020/09219/PA) extending to approximately 23,142 sq ft (2,150 sq m) granted in July 2021.

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 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 by way of a disposal of the existing long leasehold interest at a premium. Offers in the region of £4,750,000 are requested.

## LEASE DETAILS

The property is held on a sub long-leasehold basis under title no. WM858531. The lease expires in September 2139, offering over 115 years unexpired at a peppercorn rent.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £475,000. Rates payable will be in the region of £243,200 per annum.

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 elected for VAT.

## LEGAL COSTS

Each party is 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)

