

# MASON YOUNG

PROPERTY CONSULTANTS ■

# FOR SALE

## DEVELOPMENT SITE WITH PLANNING FOR INDUSTRIAL/WAREHOUSE



**CONNECT HOUSE, SMALL HEATH, BUSINESS PARK,  
TALBOT WAY, BIRMINGHAM, B10 0HJ  
23,142 SQ FT (SITE AREA - 1.02 ACRES)**

- LONG LEASEHOLD
- PLANNING FOR INDUSTRIAL UNIT
- ESTABLISHED LOCATION
- OUTSIDE CLEAN AIR ZONE

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## 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 subject site is a large concrete yard area located at the western boundary of connect house. The site has planning consent for the erection of an industrial warehouse unit. The Unit will comprise of approximately 1,290 sq ft of offices at ground floor, 1,290 sq ft of meeting room at first floor, 21,850 sq ft of industrial warehouse and a loading canopy of 3,980 sq ft.

Externally, the car park is of tarmacadam and concrete construction, with 85 parking spaces.

## ACCOMMODATION

AREA	SQ FT	SQ M
Industrial Unit	23,142	2,150
<b>TOTAL</b>	<b>23,142</b>	<b>2,150</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 have assumed that all main services will be 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.

## TENURE/PRICE

The property is available by way of a disposal of the existing long leasehold interest. Offers in the region of £1,500,000 are invited.

## LEASE DETAILS

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

## 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 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

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