

**MASON
YOUNG**
PROPERTY CONSULTANTS

FOR SALE

**INDUSTRIAL/WAREHOUSE PREMISES –
PART INCOME PRODUCING**



**UNITS 2 & 3, 193A STREETLY ROAD,
ERDINGTON, BIRMINGHAM, B23 7AH**
6,355 SQ FT (590.45 SQ M)

- FREEHOLD TITLE
- OUTSIDE CLEAN AIR ZONE
- CAR PARKING
- SECURE SITE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is prominently located accessed via Streetly Road, in the Erdington area of Birmingham. The premises are located between Short Heath Road and Marsh Hill (A4040). Streetly Road links directly to Slade Road, which in turn allows for convenient access to J6 of the M6 motorway at Spaghetti Junction, located approximately 2 miles to the south. Erdington Train Station is located approximately 1 mile from the subject premises providing regular links into Birmingham City Centre and other surrounding areas.

DESCRIPTION

The property comprises of two recently refurbished industrial units set behind a gated entrance off Streetly Road. The properties are of brick construction surmounted by a light steel truss, pitched insulated roof incorporating translucent roof lights. Unit 2 has been refurbished to a high standard throughout with reception area and open plan office, directors' office/meeting room. The offices benefit from wood flooring, plaster & painted walls, perimeter power, LED lighting, double glazed windows and electric heating. The warehouse provides an open plan area having concrete flooring, high bay LED lighting, a kitchenette and separate male & female WC facilities. Unit 2 has an eaves height ranging approximately between 3.69m to 6.66m with parking to the front. Unit 3 is a single storey industrial unit of similar specification to Unit 2 with its own kitchen & WC facilities and a store room with an approximate eaves height of 3.53 m. Both units benefit from an electric metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit 2	4,690	435.73
Unit 3	1,665	154.72
TOTAL	6,355	590.45

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 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/PRICE

The freehold interest is available at a quoting price of £550,000 subject to contract.

LEASE DETAILS

Unit 3 is let on a 2-year-lease expiring in July 2025 at a passing rent of £12,000 per annum exclusive of VAT. The tenant has an option to break on 31 July 2024 and 31 January 2025.

BUSINESS RATES

Unit 2 is currently listed within the 2023 rating listing as having a rateable value of £21,000. Rates payable will be in the region of £10,479 per annum respectively.

Unit 3 is currently listed within the 2023 rating listing as having a rateable value of £9,400. Rates payable will be in the region of £4,690.60 per annum respectively.

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 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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