

TO LET

**SINGLE STOREY
INDUSTRIAL PREMISES**



**135 WESTERN ROAD, HOCKLEY,
BIRMINGHAM, B18 7QD**
2,290 SQ FT (213 SQ M)

- SECURE GATED INDUSTRIAL ESTATE
- NO MOTOR TRADE USE
- ESTABLISHED LOCATION
- OUTSIDE CLEAN AIR ZONE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Western Road in Hockley, an established inner city industrial location approximately 1-mile north of Birmingham City Centre. Western Road provides direct access to the main A457 Dudley Road/Springhill. Junction 1 of the M5 motorway is located approximately 3 miles north-west with the main Aston Expressway (A38) located 2 miles due east, which provides access to wider motorway access. The Jewellery Quarter Train Station is located approximately 1-mile north east from the premises, providing regular links into Birmingham City Centre and the surrounding areas.

DESCRIPTION

The premises are situated within a securely gated industrial estate, comprising a brick-built mid-terraced industrial building with a pitched roof. Internally, the unit benefits from a concrete floor, fluorescent strip lighting, three-phase electricity, WC facilities and concertina metal shutters.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,290	212.7
TOTAL	2,290	212.7

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised main services are connected to include 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 property is available on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £10,500. Rates payable will be in the region of £5,239.50 per annum respectively. Small business rate relief may apply.

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

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**MASON
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