

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

INDUSTRIAL WAREHOUSE PREMISES



**UNIT 49, BIRCH ROAD EAST,
ASTON, BIRMINGHAM, B6 7DA**
3,176 SQ FT (295 SQ M)

- SELF-CONTAINED
- ESTABLISHED LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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LOCATION

The property is located on Birch Road East, situated in the Aston area of Birmingham. Birmingham City Centre is approximately 2 miles south from the premises, offering a range of shopping, dining, and entertainment options. Witton Train Station is located around 0.5 miles away, providing direct access to Birmingham New Street and beyond. The A34 provides excellent connectivity, leading to the A38(M) Aston Expressway and Junction 6 of the M6 motorway, which is approximately 1 mile south, facilitating quick access to the national motorway network.

DESCRIPTION

The property is a single-storey industrial unit of brick-built construction, surmounted by a pitched roof with translucent panels. Internally, the unit benefits from a concrete floor, W/C facilities, and an eaves height ranging from a minimum of 5.349m to a maximum of 8.048m. Externally there is a metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,176	295
TOTAL	3,176	295

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 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

The property is available on a leasehold basis at a quoting rent of £25,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £14,250. Rates payable will be in the region of £7,110.75 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 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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