

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**WORKSHOP/OFFICE  
& SELF-CONTAINED YARD**



**UNITS 2 & 3, 15 ANDOVER STREET, DIGBETH,  
BIRMINGHAM, B5 5RG**  
**2,130 SQ FT (198 SQ M)**

- ROAD FRONTAGE
- SELF-CONTAINED
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

The property is situated in a prominent location fronting Andover Street, in the heart of Digbeth. The property benefits from excellent connectivity, with Birmingham Moor Street Train Station approximately 0.6 miles north west from the premises, providing direct rail services to Birmingham New Street and beyond. Located close by are Fazeley Street and New Canal Street, with the Bullring & Grand Central also within walking distance. Junction 6 of the M6 Motorway is approximately 3 miles north east from the subject premises, providing access to the wider motorway network.

## DESCRIPTION

The property comprises of a variety of single storey office/workshop buildings with a self-contained yard. The units are carpeted and benefit from plaster & painted walls & ceilings, light points, WC facilities and a kitchenette. The yard is accessed via a metal sliding door from the main road.

## ACCOMMODATION

AREA	SQ FT	SQ M
Unit 2	312	29
Unit 3	450	42
Yard	1,367	127
<b>TOTAL</b>	<b>2,130</b>	<b>198</b>

## 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 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 units are available on a leasehold basis at a quoting rent of £15,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

Unit 2 is currently listed within the 2023 rating listing as have a rateable value of £3,000. Rates payable will be in the region of £1,497.00 per annum.

Unit 3 is currently listed within the 2023 rating listing as have a rateable value of £2,800. Rates payable will be in the region of £1,397.20 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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