

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**INDUSTRIAL/WAREHOUSE PREMISES WITH
ON SITE CAR PARKING**



**47 CONYBERE STREET, HIGHGATE,
BIRMINGHAM, B12 0RL
7,823 SQ FT (727 SQ M)**

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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B18 6JB

LOCATION

The property is located on Conybere Street, situated in the Highgate area of Birmingham. Birmingham City Centre is approximately 1.2 miles north west from the premises, providing convenient access to a range of central amenities and services. Bordesley Train Station is located approximately 0.5 miles away from the subject premises, offering regular services into Birmingham Moor Street and Snow Hill. The A4540 (Birmingham Ring Road) is in close proximity, providing excellent access to the wider road network, while Junction 6 of the M6 Motorway (Spaghetti Junction) is approximately 4 miles north east from the subject premises, linking to the national motorway system.

DESCRIPTION

The property comprises a single-storey industrial unit of steel portal frame construction with full-height brick infill, surmounted by a pitched roof incorporating translucent roof lights. The property benefits from a concrete floor, painted walls, LED lights and WC facilities. There is additional space on the first floor. Loading access is facilitated via a single roller shutter to the front and externally there is car parking for several vehicles.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	5,788	538
First Floor	1,545	144
External Offices	490	46
TOTAL	7,823	728

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/RENT

The property is available on a leasehold basis at a quoting rent of £80,000 per annum exclusive, subject to contract. Terms to be agreed.

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 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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