

**SECURE MODERN  
INDUSTRIAL/WAREHOUSE PREMISES**



**GREEN LANE INDUSTRIAL ESTATE, BORDESLEY  
GREEN, BIRMINGHAM, B9 5QL**  
**1,071 – 5,544 SQ FT (99.53 – 515.14 SQ M)**

- ESTABLISHED LOCATION
- SECURED GATED ESTATE
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

Green Lane Industrial Estate is situated in Bordesley Green, off Green Lane with access from First & Second Avenue. It is close to the City Centre and within a short distance of the A45 Coventry Road which leads to Birmingham International Airport and Birmingham International Station. The A38(M) is located approximately 2 miles away connecting to the M6 and wider national motorway network.

**DESCRIPTION**

The Estate comprises of 26 modern single storey warehouse/ industrial units of brick-built construction surmounted by a flat corrugated metal roof incorporating intermittent translucent roof panels. The units are set back from the estate road beyond a tarmac forecourt providing loading/unloading facilities. Internally the units benefit from a concrete floor, insulated walls, fluorescent strip lighting, three phase electricity, mains gas and WC accommodation. Loading access is gained via a loading door and parking is available at the front of the units.

**ACCOMMODATION**

AREA	SQ FT	SQ M	RENT (PAX)
Unit 2	1,694	157.40	£16,000
Unit 4	1,071	99.53	£10,000
Unit 15	2,779	258.21	£25,000
TOTAL	5,544	515.14	-

**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**

Please refer to the accommodation table above.

**SERVICE CHARGE**

We understand that there is a service charge is levied on the units.

**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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