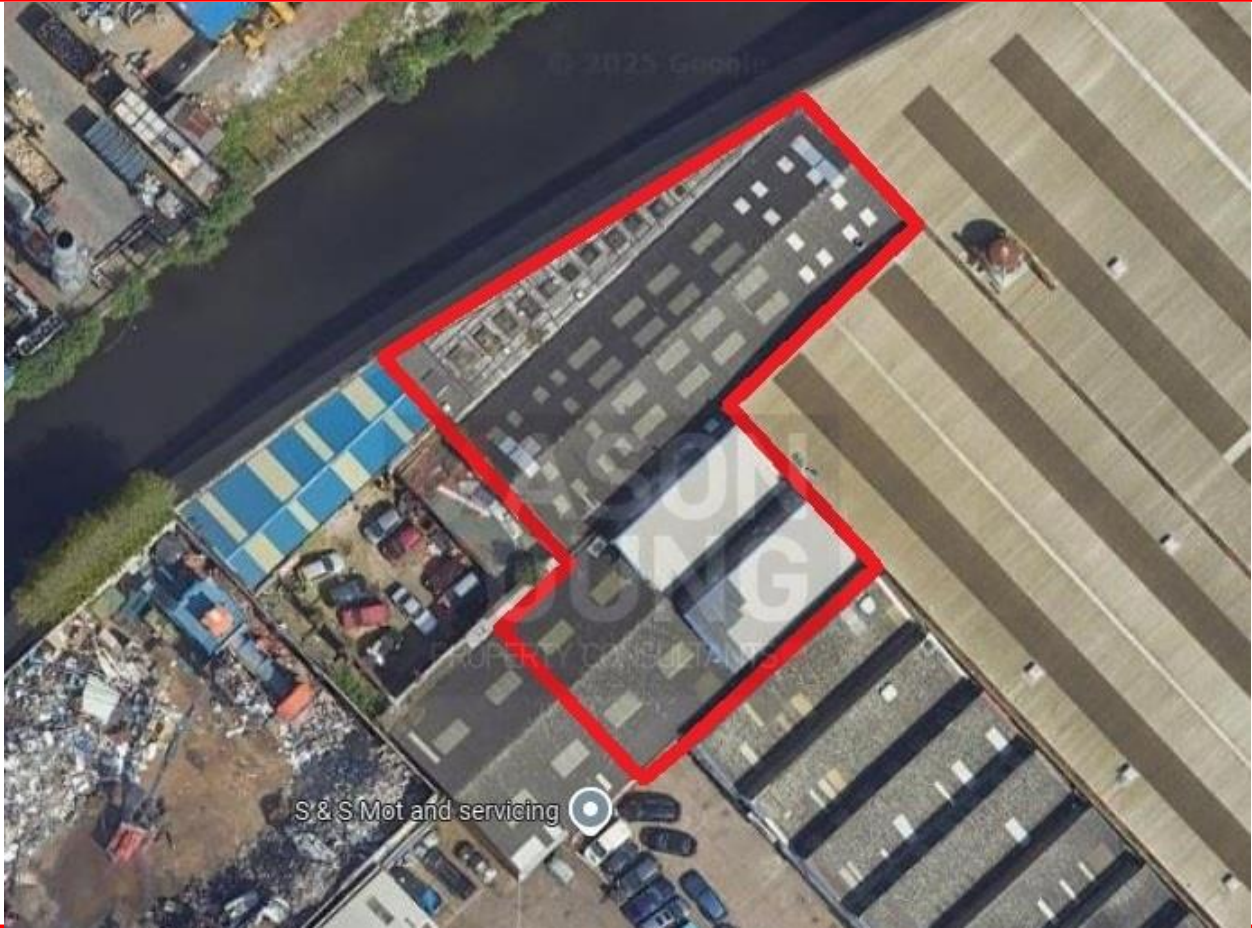


FOR SALE

SINGLE STOREY WAREHOUSE PREMISES



**UNITS 5, 6 & 7 CHESTON INDUSTRIAL ESTATE,
CHESTON ROAD, BIRMINGHAM, B7 5EE**
12,877 SQ FT (1,198 SQ M)

- ESTABLISHED LOCATION
- SECURE INDUSTRIAL ESTATE
- EXCELLENT EAVES HEIGHT
- FREEHOLD TITLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on the Cheston Road Industrial Estate, just off the Cheston Road within the well-established industrial area of Aston. Birmingham city centre is approximately 1.5 miles from the property and the Aston Expressway and the M6 motorway are both less than a mile distance. The property therefore benefits from easy access to the wider Midlands motorway network.

DESCRIPTION

The premises comprise an industrial/warehouse unit of steel portal frame construction with brick elevations, surmounted by a pitched roof incorporating translucent panels and a light metal truss structure. The unit has been split into multiple units. Internally, the premises benefits from a concrete floor, fluorescent strip lighting, W/C facilities, metal electric shutters, double-pitched glass panels, communal parking, and an eaves height ranging from approximately 4.267m to 7.024m.

ACCOMMODATION

AREA	SQ FT	SQ M
Unit 5	2,686	250
Unit 6	899	84
Unit 7	4,378	407
Communal Areas	4,914	457
TOTAL	12,877	1,198

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/PRICE

The freehold interest is available at a quoting price of £950,000 subject to contract.

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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MASON
YOUNG

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