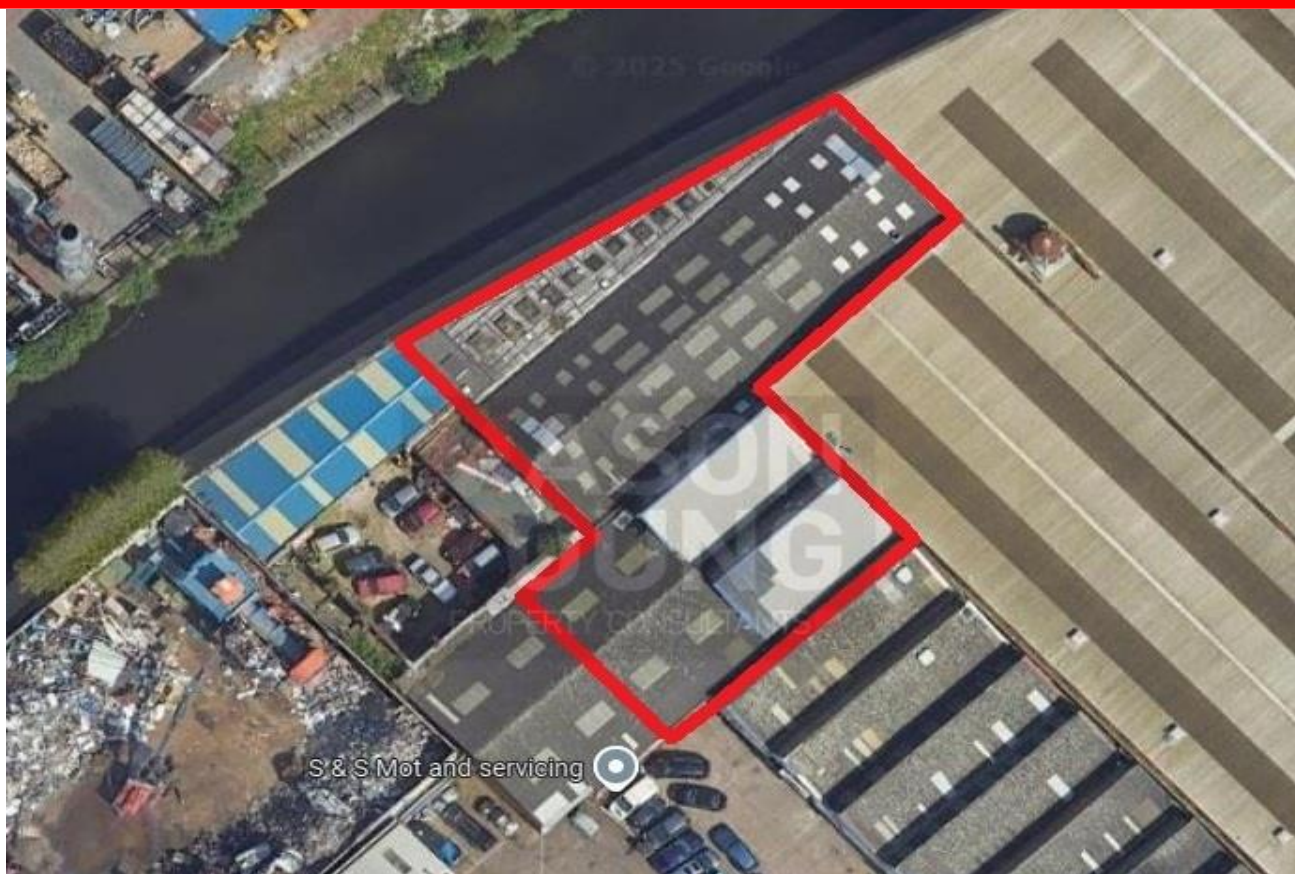


# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## 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
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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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 Area	4,914	457
<b>TOTAL</b>	<b>12,877</b>	<b>1,198</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 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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