



**50 ST CLEMENTS ROAD, NECHELLS,
BIRMINGHAM, B7 5AF**
6,198 SQ FT (576 SQ M)

- SECURE PREMISES
- OUTSIDE CLEAN AIR ZONE
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The properties are conveniently located approximately 2.5 miles northeast of Birmingham City Centre. Birmingham New Street Train Station is approximately 3 miles away. The nearest motorway is the M6, situated just 1.5 miles from the property, providing easy access to the national motorway network for efficient travel and distribution. Nechells is a well-established industrial and commercial area with a variety of local services, including shops, eateries, and business facilities. The area benefits from strong public transport links, including buses that make travel into central Birmingham quick and straightforward.

DESCRIPTION

The premises comprises an industrial/warehouse building of steel portal frame in construction with part brick elevations and cladding surmounted by a pitched roof incorporating translucent panels. Internally, the ground floor benefits from a solid concrete floor, LED strip lighting, a kitchen and W/C facilities. The office area is finished with laminate flooring, plastered and painted walls, a suspended ceiling with CAT 2 lighting. The property provides a maximum eaves height of 5.267m and a minimum eaves height of 4.476m. Externally, the premises benefits from an electric metal shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	6,198	576
TOTAL	6,198	576

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 £50,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £31,500. Rates payable will be in the region of £17,200 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



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PROPERTY CONSULTANTS

0121 285 3535
www.masonyoung.co.uk

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