

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR INDUSTRIAL PREMISES



**UNIT 3, 61-66 MOTT STREET, HOCKLEY,
BIRMINGHAM, B19 3HE
8,110 SQ FT (753 SQ M)**

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

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Mott Street, just off Hockley Hill (A41), within the established Hockley commercial district of Birmingham. Birmingham City Centre lies approximately 1 mile to the south-east, offering good transport connectivity. The A41 provides access to the A38(M) Aston Expressway, which in turn connects to Junction 6 of the M6 Motorway, situated approximately 2.5 miles to the north-east. Jewellery Quarter and Hockley Circus are nearby, and public transport links include local bus routes and Jewellery Quarter train and tram station, located approximately 0.6 miles from the property.

DESCRIPTION

The premises comprise a single-storey industrial/warehouse unit of brick-built construction, surmounted by a pitched roof. Internally, the space features a solid concrete floor and brick elevations. Externally, the property is secured via a metal electric shutter.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|--------------|------------|
| Ground Floor | 8,110 | 753 |
| TOTAL | 8,110 | 753 |

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 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

Rent Upon Application.

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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