

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## GROUND FLOOR INDUSTRIAL PREMISES



## UNIT 3, WINSTER GROVE INDUSTRIAL ESTATE, GREAT BARR, BIRMINGHAM, B44 9EG **2,574 SQ FT (239 SQ M)**

- SECURED GATED ESTATE
- HIGH EAVES HEIGHT
- FLEXIBLE TERMS
- VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The property is situated on Winstler Grove within the established Winstler Grove Industrial Estate in the Great Barr area of Birmingham. The location benefits from good transport links, with the A34 Walsall Road nearby, providing direct access to Birmingham City Centre, which lies approximately 5 miles to the south. Junction 7 of the M6 Motorway is approximately 2 miles to the north-west, offering access to the wider national motorway network. Hamstead and Perry Barr train stations are within close proximity, providing regular services to Birmingham and Walsall. The estate is a well-established industrial location, with surrounding occupiers including a range of manufacturing, storage, and distribution businesses.

**DESCRIPTION**

The premises comprise a single industrial/warehouse unit of steel portal frame construction with breeze block elevations and cladding over, surmounted by a double pitched sheet metal roof incorporating translucent panels. Internally, the unit benefits from a solid concrete floor, LED lighting, and WC facilities. The unit provides an eaves height ranging from a minimum of 3.166m to a maximum of 6.110m. Externally, the property is accessed via a metal electric shutter to the front.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	2,574	239
TOTAL	2,574	239

**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 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 £22,500 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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