

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR INDUSTRIAL WAREHOUSE



**113-115 HOLLOWAY HEAD,
BIRMINGHAM, B1 1QP
6,292 SQ FT (585 SQ M)**

- PROMINENT LOCATION
- MOTOR TRADE USE ALLOWED
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is located on Holloway Head in Birmingham City Centre, situated close to Bath Row and the A38 Bristol Street. Birmingham New Street Station is approximately 0.4 miles away, providing direct national rail services. The surrounding road network allows easy access to the A38(M) Aston Expressway, which connects with Junction 6 of the M6 Motorway approximately 3 miles to the north-east, offering routes to the wider national motorway network.

DESCRIPTION

The premises comprises an industrial/warehouse building of brick-built construction, surmounted by a pitched light metal truss roof incorporating translucent panels. Internally, the property benefits from a solid concrete floor, fluorescent strip lighting, and a gas air blower heater. The unit provides an eaves height ranging from a minimum of 4.058m to a maximum of 6.290m.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	6,065	563
First Floor	227	22
TOTAL	6,292	585

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 £52,500 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 £54,500. Rates payable will be in the region of £27,195.50 per annum.

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 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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