



**UNIT 10, 71 WESTERN ROAD, HOCKLEY,  
BIRMINGHAM, B18 7QD  
4,047 SQ FT (376 SQ M)**

- SECURED GATED INDUSTRIAL ESTATE
- OUTSIDE CLEAN AIR ZONE
- ESTABLISHED LOCATION
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

LOCATION

The property is located on Western Road in the Winson Green area of Birmingham. Birmingham City Centre is approximately 2.5 miles east from the premises, providing excellent access to the city's business and transport hubs. Jewellery Quarter Train Station is located approximately 1.4 miles away, offering regular services to Birmingham Snow Hill and other destinations. The A457 is nearby, providing a direct route into the city, while Junction 1 of the M5 motorway is approximately 3.5 miles west from the subject premises, offering convenient access to the national motorway network.

DESCRIPTION

The property comprises an industrial/warehouse unit of steel portal frame in construction with brick elevations with a part pitched and part flat roof. Internally the property benefits from a concrete floor, gas central heating, LED fluorescent strip lighting, a wooden mezzanine floor, lino flooring, plastered and painted walls, carpeted floors, a kitchenette and WC facilities. The unit has an eaves height ranging from 3.534m to 4.941m. Externally, the property benefits from metal electric shutters and external parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,931	272
First Floor	1,116	104
TOTAL	4,047	376

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 £25,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £19,000. Rates payable will be in the region of £9,481.00 per annum respectively.

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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