



**UNIT 17, POPLARS INDUSTRIAL ESTATE,
MOOR LANE, WITTON, BIRMINGHAM, B6 7AD**
3,391 SQ FT (315 SQ M)

- MEZZANINE FLOOR
- SECURED GATED ESTATE
- NO MOTOR TRADE
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is situated on Poplar Drive, which is approached off Moor Lane. Moor Lane runs between College Road (A453) and Brookvale Road (A4040). The property is located approximately 4 miles south from Birmingham City Centre. Junction 6 of the M6 motorway is located approximately 1.5 miles south from the subject premises, providing direct links into Birmingham City Centre and Wolverhampton. Perry Barr Train Station is located approximately 2 miles south west from the premises, providing regular links into Birmingham City Centre and Walsall Town Centre.

DESCRIPTION

The properties are situated on a secure industrial estate and comprise of a single storey industrial unit of steel portal frame with brick construction surmounted by a pitched corrugated roof incorporating translucent panels. Internally, the unit benefits from concrete floor, full height brick elevations, fluorescent strip LED lights, a warm gas air blower, a mezzanine floor, a kitchen and WC facilities. Externally, the unit benefits from a manual metal roller shutter. There is parking to the front of the unit for several vehicles.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,787	166
Mezzanine	1,604	149
TOTAL	3,391	315

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 £20,000 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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