

**INDUSTRIAL/WAREHOUSE PREMISES WITH  
SECURE CAR PARKING**



**UNIT 1, WALTER STREET, ASTON,  
BIRMINGHAM, B7 5HS  
4,827 SQ FT (448.5 SQ M)**

- SECURE ON SITE CAR PARKING
- SELF CONTAINED INDUSTRIAL UNIT
- ESTABLISHED INDUSTRIAL LOCATION
- SUITABLE FOR STORAGE & DISTRIBUTION



**LOCATION**

The property is situated on Thimble Mill Lane (B4132) within the well established industrial area of Aston in close proximity to Long Acre and Walter Street. Birmingham city centre is approximately 1.5 miles from the property and the Aston Expressway and Junction 6 of the M6 motorway are both less than a mile distant. The property benefits from easy access to the wider Midlands motorway network. The property is located outside the Clean Air Zone.

**DESCRIPTION**

The property comprises of a single storey steel portal frame industrial unit of block construction with mono-pitched corrugated metal roof over. Internally, the building has a solid concrete floor, strip fluorescent lighting, warm gas air blower, W/C facilities and an electric metal roller shutter. Externally there is secure parking and loading bay to the front. The property has a varying eaves height between 5.7 to 7.7 metres.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	4,827	448.5
<b>TOTAL</b>	<b>4,827</b>	<b>448.5</b>

**PLANNING**

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

**SERVICES**

We are advised services are connected to include 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**

The property is available at a rent of £45,000 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**

Arjamand Farooqui BSc (Hons)  
Tel: 0121 285 3535  
Mob: 07929 410 481  
Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)



**MASON  
YOUNG**  
PROPERTY CONSULTANTS

**0121 285 3535**  
[www.masonyoung.co.uk](http://www.masonyoung.co.uk)

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