

# TO LET

## SECURE MODERN INDUSTRIAL/WAREHOUSE



### UNIT 25, GREEN LANE INDUSTRIAL ESTATE BORDESLEY GREEN, BIRMINGHAM, B9 5QL **1,090 SQ FT (101.3 SQ M)**

- FLEXIBLE TERMS
- SECURE GATED ESTATE
- ESTABLISHED LOCATION
- OUTSIDE CLEAN AIR ZONE

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Birmingham  
B18 6JB

**LOCATION**

Green Lane Industrial Estate is situated in Bordesley Green, off Green Lane with access from First & Second Avenue. It is close to the City Centre and within a short distance of the A45 Coventry Road which leads to Birmingham International Airport and Birmingham International Station. The A38(M) is located approximately 2 miles away connecting to the M6 and wider national motorway network.

**DESCRIPTION**

The Estate comprises of 26 modern single storey warehouse/ industrial units of brick-built construction surmounted by a flat corrugated metal roof incorporating intermittent translucent roof panels. The units are set back from the estate road beyond a tarmac forecourt providing loading/unloading facilities. Internally the units benefit from a concrete floor, insulated walls, fluorescent strip lighting, three phase electricity, mains gas, WC accommodation and an electric metal roller shutter. Loading access is gained via a loading door and parking is available at the front of the units.

**ACCOMMODATION**

| AREA         | SQ FT        | SQ M         |
|--------------|--------------|--------------|
| Ground Floor | 1,090        | 101.3        |
| <b>TOTAL</b> | <b>1,090</b> | <b>101.3</b> |

**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 at a rent of £14,000 per annum exclusive, subject to contract. Terms to be agreed.

**SERVICE CHARGE**

We understand that a service charge is to be levied to cover the cost of services provided by the Landlord.

**BUSINESS RATES**

The property is currently listed within the 2023 rating listing as have a rateable value of £5,400. Rates payable will be in the region of £2,694.60 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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