

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**UNITS C1 & C2, 108-122 BREARLEY STREET,
HOCKLEY, BIRMINGHAM, B19 3XJ
1,388 – 3,248 SQ FT (129 – 302 SQ M)**

- SELF CONTAINED
- CENTRAL LOCATION
- SUITABLE FOR STORAGE
- INSIDE CLEAN AIR ZONE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is situated on Brearley Street which is a short distance from the (A4540) Birmingham Middle Ring Road, which provides access to all Main arterial routes running in and out of Birmingham City Centre, to include the A38M Aston Expressway which in turn provides access to junction 6 of the M6 Motorway, approximately 1.5 miles North. Birmingham City Centre lies approximately 1 mile to the south of the subject premises.

DESCRIPTION

The industrial site comprises of a variety of buildings which are industrial in nature. The warehouses to the rear are single storey with full height brick elevations surmounted by a pitched corrugated asbestos roof. Internally the properties benefit from a concrete floor, gas air blower heaters, gas mains, fluorescent strip lighting, three phase electric and metal roller shutters. There are offices located on the first floor which benefit from carpets, gas central heating, light points, a kitchen and WC facilities. There are additional rooms and WC facilities located within the premises.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (£PA)
Unit C1	1,388	129	£10,000
Unit C2	1,860	173	£12,000
Total	3,248	302	£22,000

PLANNING

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

SERVICES

We are advised there is electricity available on site.

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, subject to contract. Terms to be agreed. The two units can be taken on as a whole or on an individual basis. All rents are detailed in the table above.

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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