



**PART UNIT 10, FORGE INDUSTRIAL PARK, FORGE LANE,
SUTTON COLDFIELD, BIRMINGHAM, B76 1AH**
4,954 SQ FT (460 SQ M)

- ELECTRIC LOADING DOOR
- 11M METERS EAVES HEIGHT
- 7 CAR PARKING SPACES
- TRADE COUNTER POTENTIAL

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is located on Forge Industrial Park, accessed via Forge Lane in the Minworth area of Sutton Coldfield. The estate is situated just off the A38 Kingsbury Road, which provides direct links to Junction 9 of the M42 Motorway and Junctions 5 and 6 of the M6 Motorway. Birmingham City Centre lies approximately 7 miles to the south-west, with Sutton Coldfield Town Centre located around 3 miles to the north. The location benefits from excellent regional connectivity, with nearby access to the A4097 and A452 Chester Road, offering convenient routes to the wider Midlands network. The surrounding area is an established industrial and logistics location with a range of national and local occupiers.

DESCRIPTION

The property comprises a newly constructed industrial warehouse premises of steel portal frame construction surmounted by a steel-clad roof incorporating translucent roof light and external steel-clad elevations. The warehouse provides a concrete floor with eaves heights ranging from 10.334m to 11.393m, while the loading bay offers an eaves height of 5.011m. Internally the property benefits from a self-contained office benefitting from a concrete floor, plastered and painted walls, laminate flooring, a suspended ceiling incorporating LED lights and W/C facilities. Externally there is an electric up and over roller shutter and parking for 7 vehicles.

ACCOMMODATION

| AREA | SQ FT | SQ M |
|--------------|--------------|------------|
| Ground Floor | 4,954 | 460 |
| TOTAL | 4,954 | 460 |

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 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 on a leasehold basis at a quoting rent of £50,000 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 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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