

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## SECOND FLOOR OFFICE PREMISES



**UNIT 3, BIRCH ROAD EAST, ASTON,  
BIRMINGHAM, B6 7DA  
2,937 SQ FT (273 SQ M)**

- SELF-CONTAINED
- OUTSIDE CLEAN AIR ZONE
- VARIETY OF USES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Birch Road East, situated in the Aston area of Birmingham. Birmingham City Centre is approximately 2 miles south from the premises, offering a range of shopping, dining, and entertainment options. Witton Train Station is located around 0.5 miles away, providing direct access to Birmingham New Street and beyond. The A34 provides excellent connectivity, leading to the A38(M) Aston Expressway and Junction 6 of the M6 motorway, which is approximately 1 mile south, facilitating quick access to the national motorway network.

## DESCRIPTION

The property comprises of a three storey building of brick built construction surmounted by a flat roof. Internally, the second-floor premises benefit from a wooden floor, plastered and painted walls, fluorescent strip lights, a sink, and WC facilities. Externally, the property benefits from a manual metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Second Floor	2,937	273
<b>TOTAL</b>	<b>2,937</b>	<b>273</b>

## PLANNING

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

## SERVICES

We are advised 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 £12,000 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.

## BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

## 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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