



**UNIT 66, BIRCH ROAD EAST, WITTON,  
BIRMINGHAM, B6 7DB**  
**5,559 SQ FT (516 SQ M)**

- OUTSIDE CLEAN AIR ZONE
- HIGH EAVES HEIGHT
- VARIETY OF USES
- FLEXIBLE TERMS

T: 0121 285 3535  
F: 0121 285 3536  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

**LOCATION**

The property is situated on Birch Road East, which is accessed via the A4040 Marsh Lane in the Witton area of Birmingham. The location is positioned approximately 3 miles north of Birmingham City Centre. The property provides access to the A5127 Lichfield Road, which serves as a main arterial route connecting the area to the city centre and the wider West Midlands. The nearest motorway access is via Junction 6 of the M6 motorway, located approximately 1 mile to the south-east. Witton Railway Station is situated within 0.5 miles of the premises, providing regular local rail services.

**DESCRIPTION**

The property comprises of a mid-terrace industrial/warehouse building of steel portal frame construction with full-height brick elevations, surmounted by a pitched corrugated asbestos roof incorporating translucent roof panels. Internally, the ground floor warehouse benefits from a concrete floor, and fluorescent strip lights. The office space benefits from plastered and painted walls, suspended ceiling with LED lighting, a kitchenette and WC facilities. The eaves height ranges from 6.518m to 9.495m. Externally, the property benefits from a metal electric roller shutter to the front.

**ACCOMMODATION**

AREA	SQ FT	SQ M
Warehouse	3,843	357
Ground / First Floor Offices	1,716	159
TOTAL	5,559	516

**PLANNING**

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

**SERVICES**

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 £35,000 per annum exclusive, subject to contract. Terms to be agreed.

**BUSINESS RATES**

The property is currently listed within the 2023 rating listing as have a rateable value of £21,750. Rates payable will be in the region of £10,853.25 per annum.

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**

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



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PROPERTY CONSULTANTS

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

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