

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL PREMISES



**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

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Jewellery Quarter
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LOCATION

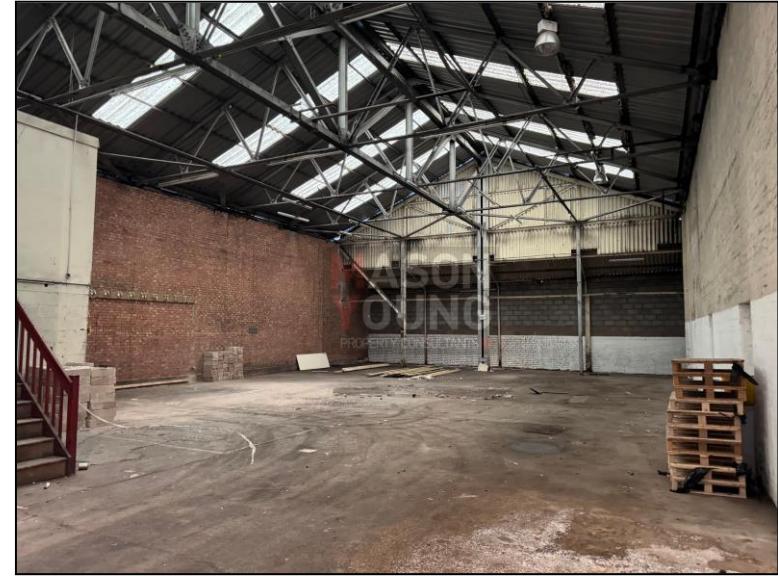
The property is situated on Birch Road East, which is accessed via the A4040 Marsh Lane in the Witton area of Birmingham. The location is positioned approximately 3 miles north of Birmingham City Centre. The property provides access to the A5127 Lichfield Road, which serves as a main arterial route connecting 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

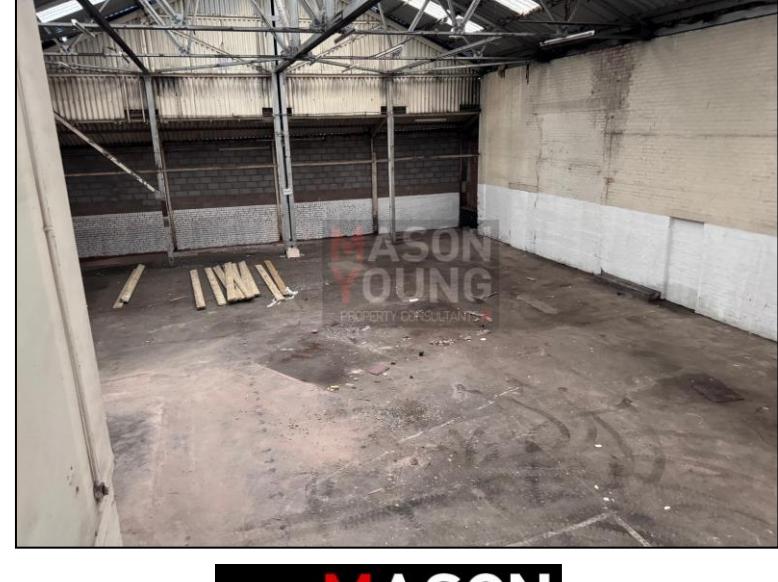
We understand that the property is not elected for VAT.

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

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