

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND FLOOR INDUSTRIAL**



**UNIT 8, PHOENIX BUSINESS PARK,  
AVENUE CLOSE, BIRMINGHAM, B7 4NU  
777 SQ FT (72 SQ M)**

- ESTABLISHED LOCATION
- 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 situated within Phoenix Business Park, accessed via Avenue Close off Nechells Park Road. The location provides access to the A2877 Nechells Parkway, which serves as the nearest main arterial route. Access to the national motorway network is provided via Junction 6 of the M6 motorway, located approximately 1 mile to the north. Duddeston Railway Station is situated approximately 0.6 miles from the premises, providing local rail services. Birmingham City Centre is located approximately 2 miles to the south-west.

## DESCRIPTION

The property comprises of a end-terrace industrial unit of brick-built construction surmounted by a pitched profile metal sheet roof. Internally, the premises benefit from concrete floors, plastered and painted walls, a suspended ceiling incorporating LED lighting and WC facilities. Externally, the property benefits from an electric metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	777	72
<b>TOTAL</b>	<b>777</b>	<b>72</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

The property is currently listed within the 2023 rating listing as have a rateable value of £10,000. Rates payable will be in the region of £4,990 per annum. Small business rate may apply.

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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