

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**INDUSTRIAL/WAREHOUSE PREMISES
WITH SECURE CAR PARK**



**ELEPHANT HOUSE, DEYKIN AVENUE,
WITTON, BIRMINGHAM, B6 7BH
15,282 SQ FT (1,419 SQ M)**

- ESTABLISHED LOCATION
- HIGH EAVES HEIGHT
- VARIETY OF USES
- CAR PARK

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is situated on Deykin Avenue, in the established industrial and commercial area of Witton, Birmingham. Witton is strategically located approximately 3 miles north of Birmingham City Centre, offering convenient access to a range of transport and business amenities. The property benefits from excellent connectivity, with Witton Train Station located approximately 0.5 miles away, providing regular services to Birmingham New Street and the wider West Midlands region. The nearby A34 (Birchfield Road) offers direct routes into the city centre and also connects with the A38(M) Aston Expressway, which provides swift access to Junction 6 of the M6 Motorway, located approximately 2 miles to the north east. This ensures efficient travel across Birmingham and to the national motorway network.

DESCRIPTION

The premises comprise a detached industrial/warehouse building of steel portal frame construction with brick elevations surmounted by a pitched roof incorporating translucent panels. Internally, the warehouse area benefits from a solid concrete floor, LED strip lighting and an eaves height ranging from a minimum of 12.396m to a maximum of 16.150m. The two-storey office accommodation includes laminate flooring, plastered and painted walls, UPVC double-glazed windows, fluorescent strip lighting, air conditioning and W/C facilities. Externally, the premises provide electric metal shutters and are situated within a self-contained site secured by palisade fencing.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	14,278	1,326
First Floor	1,005	93
TOTAL	15,282	1,419

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 gas, water and three-phase 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 £90,000 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 not elected for VAT.

LEGAL COSTS

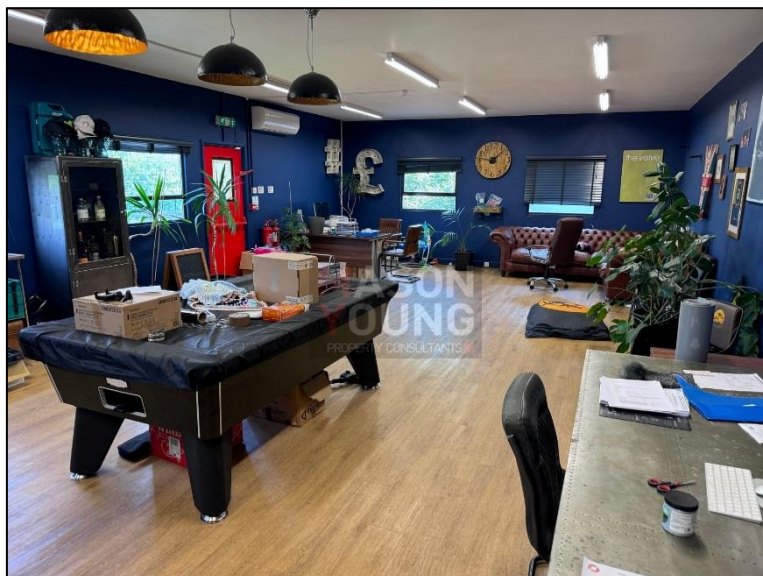
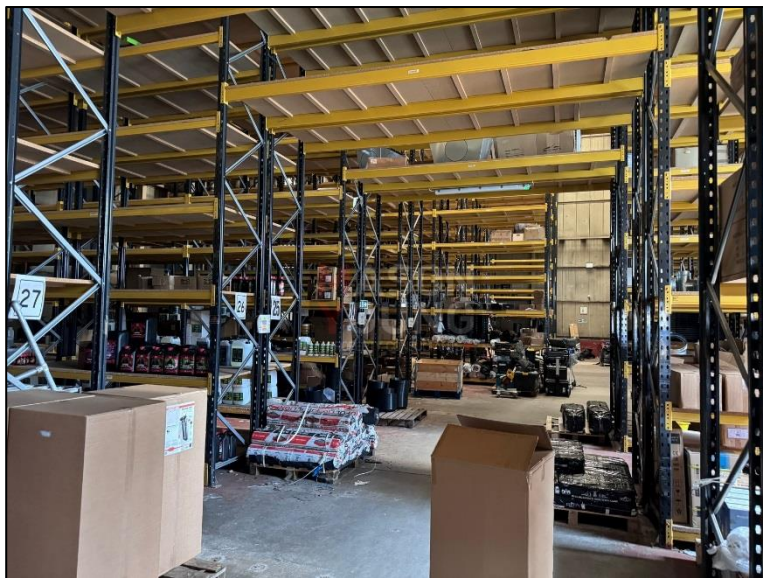
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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