

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

INDUSTRIAL PREMISES WITH A SECURE  
YARD



**43 GREAT LISTER STREET, ASTON, BIRMINGHAM  
B7 4LW**

**8,207 SQ FT (762.4 SQ M)**

- SELF CONTAINED
- FIRST FLOOR OFFICES
- SECURE YARD
- MODERN PREMISES

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 the corner of Great Lister Street & Windsor Street, close to the Dartmouth Middleway in the Nechells area of Birmingham. The property is located only 1 mile from Birmingham City Centre and can be accessed from both the A47 Nechells Parkway and Birmingham's middle ring road Dartmouth Circus (A4540). The location provides excellent access to the national motorway network via the A38(M) Aston Expressway situated half a mile to the north which links to J6 of the M6 at Spaghetti Junction.

## DESCRIPTION

The property comprises a single storey end-terraced steel framed industrial building with full height brick elevations and a pitched profile sheet metal roof with translucent panels. Internally, the property is arranged to provide a warehouse at ground floor level, which comprises of a solid concrete floor, strip fluorescent lighting, gas warm air blower heaters, three phase electric and WC facilities. There are offices located on the mezzanine floor which are carpeted and benefit from air conditioning, a kitchenette & WC facilities. There is an electric metal roller shutter which leads to a self-contained yard with an electric gate.

## ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse & Offices	4,896	454.8
Yard	3,311	307.6
<b>TOTAL</b>	<b>8,207</b>	<b>762.4</b>

## PLANNING

We have been informed by the landlord that planning permission has been granted for B2 use.

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 at a rent of £35,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £15,000. Rates payable will be in the region of £7,350 per annum.

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 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 Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: [kiran@masonyoung.co.uk](mailto:kiran@masonyoung.co.uk)

