

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**TWO STOREY INDUSTRIAL/  
WAREHOUSE PREMISES**



**1-11 NEW SUMMER STREET, NEWTOWN,  
BIRMINGHAM, B19 3QN**

**9,891 SQ FT (918 SQ M)**

**PROMINENT LOCATION  
WITHIN THE CLEAN AIR ZONE  
FLEXIBLE TERMS  
SUITABLE FOR A VARIETY OF USES (STP)**

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

## LOCATION

The property is situated on New Summer Street with a return frontage to Hospital Street. The B4100 Constitution Hill is in close proximity and is a main arterial route from Birmingham City Centre leading to Junction 1 of the M5 Motorway. Access to the A38 (M) is approximately ½ a mile away, which provides access to J6 of the M6 motorway that connects to the wider Midlands Motorway network. Birmingham City Centre is approximately ½ a mile from the subject property.

## DESCRIPTION

The property comprises of a detached two storey industrial building of brick-built construction surmounted by a part pitched and part flat roof. Internally the property benefits from a concrete floor with a mixture of carpet and laminate covering, plastered & painted walls & ceiling with fluorescent strip lights, gas central heating, WC and kitchen facilities. The industrial unit has a maximum eaves height of 5.870m. The first-floor offices benefit from carpets, a suspended ceiling with CAT 2 lights, a kitchenette and WC facilities. The property benefits from a loading bay with an electric metal roller shutter.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	6,743	626
First Floor	3,148	292
<b>Total</b>	<b>9,891</b>	<b>918</b>

## 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 £50,000 per annum exclusive. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £33,750. Rates payable will be in the region of £16,841.25 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.

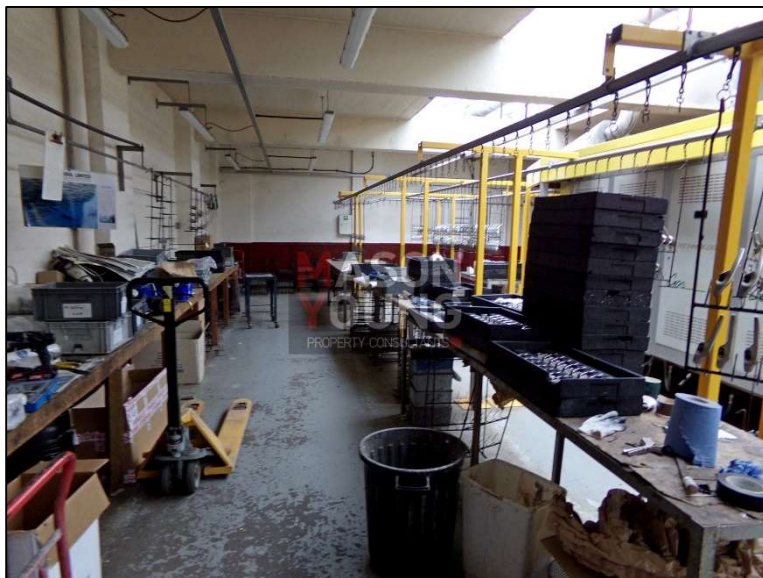
## CONTACT DETAILS

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