

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

INDUSTRIAL/WAREHOUSE UNITS WITH  
SECURE YARD



**10 DAWSON ROAD, HANDSWORTH,  
BIRMINGHAM, B21 9HS**  
**3,143 SQ FT (292 SQ M)**

- OUTSIDE CLEAN AIR ZONE
- GROUND FLOOR OFFICE
- VARIETY OF USES (STP)
- SECURE YARD – 7,417 SQ FT

T: [0121 285 3535](tel:01212853535)  
F: [0121 285 3536](tel:01212853536)  
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 Dawson Road, just off the main A41 Soho Road. The property is located close to its junction with Linwood Road that leads directly onto the A41 Soho Road and provides direct access to the B4100, which leads directly into Birmingham City Centre. Birmingham City Centre is located approximately 3 miles southeast from the premises. Winson Green Train station is located approximately ½ a mile distant and provides direct links into Birmingham and Wolverhampton Town Centre. Junction 1 of the M5 motorway is located approximately 1.6 miles from the subject property.

## DESCRIPTION

The subject site comprises of a two-storey brick-built building with pitched tiled roof over located towards the front, with the ground floor used for a trade counter and storage of materials. Located towards the rear of the site is a single storey industrial unit of brick-built construction with a corrugated asbestos sheet roof over. Access is via two separate manual roller shutters. Internally, the unit has a solid concrete floor, full height brick walls and strip fluorescent lights. The building has an eaves height of approximately 4.5m. Externally, the property benefits from a large surfaced concrete yard.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	663	62
Industrial Unit	2,480	230
<b>TOTAL</b>	<b>3,143</b>	<b>292</b>
External Yard	7,417	689

## 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 £45,000 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 £11,000. Rates payable will be in the region of £5,489.00 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 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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

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

