

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

INDUSTRIAL/WAREHOUSE PREMISES



**UNIT 8A, 8B & 8C, ST CLEMENTS ROAD,
NECHELLS, BIRMINGHAM, B7 5AF**
5,432 - 24,570 SQ FT (505 - 2,283 SQ M)

- SECURE PREMISES
- OUTSIDE CLEAN AIR ZONE
- FLEXIBLE TERMS
- NO MOTOR TRADE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The properties are conveniently located approximately 2.5 miles northeast of Birmingham City Centre. Birmingham New Street Train Station is approximately 3 miles away, offering excellent rail connections to major cities across the UK, including London and Manchester. The nearest motorway is the M6, situated just 1.5 miles from the property, providing easy access to the national motorway network for efficient travel and distribution. Nechells is a well-established industrial and commercial area with a variety of local services, including shops, eateries, and business facilities. The area benefits from strong public transport links, including buses that make travel into central Birmingham quick and straightforward.

DESCRIPTION

The premises comprises three industrial/warehouse buildings of steel portal frame in construction with breeze block elevations with cladding over surmounted by a pitched sheet metal roof incorporating translucent panels. Internally, the ground floor benefits from a solid concrete floor, fluorescent strip lights and mezzanine floors. Externally, the units provide metal roller shutters to the front.

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 units are available individually or as a whole on a leasehold basis at a quoting rent of £120,000 per annum exclusive. Please refer to the accommodation table below for the individual units.

***Please note that the link building can only be rented in conjunction with Unit A or Unit B and is not available separately.**

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £84,000. Rates payable will be in the region of £41,916.00 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 elected for VAT.

LEGAL COSTS

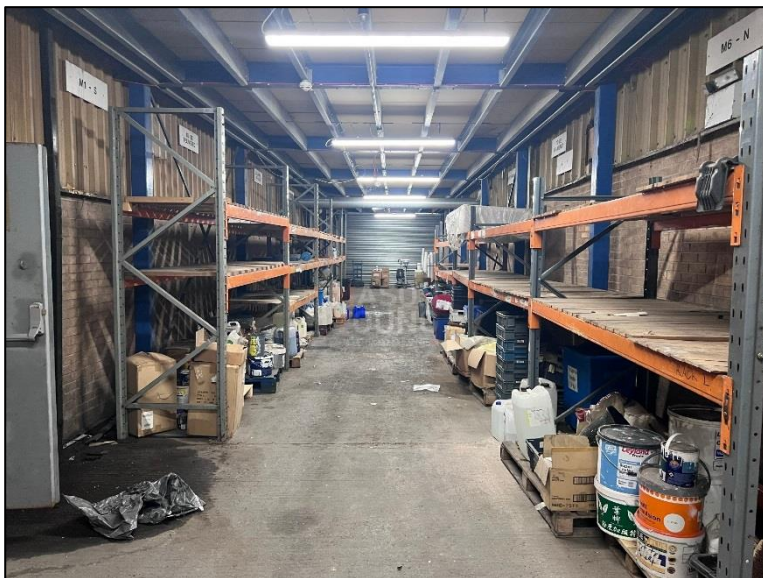
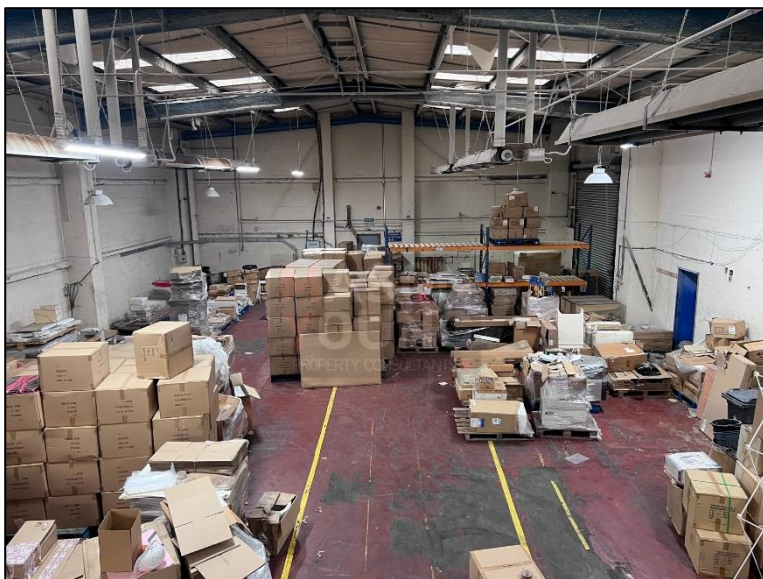
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

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

CONTACT DETAILS

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ACCOMODATION TABLE

AREA	SQ FT	SQ M	RENT (PAX)
UNIT 8A			
Ground Floor Warehouse	6,740	626	£60,000
Mezzanine Floor	1,467	136	
First Floor Offices	775	72	
Total	8,982	834	
LINK BUILDING			
Ground Floor	1,515	141	£20,000
Mezzanine Floor	1,515	141	
Total	3,030	282	
UNIT 8B			
Ground Floor Front	3,289	306	£45,000
Ground Floor Rear	995	92	
Mezzanine	2,842	264	
Total	7,126	662	
UNIT 8C			
Ground Floor	4,455	414	£40,000
Rear Unit	395	37	
Mezzanine	582	54	
Total	5,432	505	
GRAND TOTAL	24,570	2,283	