

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

TWO STOREY INDUSTRIAL PREMISES



**250-252 GREAT LISTER STREET,
BIRMINGHAM, B7 4BS
3,820 SQ FT (355 SQ M)**

- PROMINENT LOCATION
- VARIETY OF USES (STP)
- FLEXIBLE TERMS
- OUTSIDE CLEAN AIR ZONE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is located on Great Lister Street, which is situated in Nechells, Birmingham. The property is well positioned with a range of local amenities, including shops, cafes, and services. Birmingham City Centre is approximately 1.5 miles south-west from the premises, offering additional retail, dining, and entertainment options. Duddeston Train Station is located approximately 0.5 miles away from the subject premises and is accessible via a short walk along Great Lister Street and nearby routes. The (A4540) Dartmouth Middleway is in close proximity, providing convenient access to the city and surrounding areas. The A38 (M) Aston Expressway is also easily accessible, connecting to Junction 6 of the M6 motorway, approximately 2 miles away.

DESCRIPTION

The property comprises a two storey commercial building with single storey warehouse to the rear of brick construction with a pitched steel truss roof and corrugated sheet coverings. Internally, the ground floor warehouse area features a solid concrete floor, painted brick walls, and a pitched ceiling with steel supports. The space benefits from multiple translucent roof panels allowing natural light, electric points, and fluorescent strip lighting throughout. The upper floor offices have carpet-tiled flooring, painted & plastered walls, and suspended fluorescent lighting. The offices are equipped with electric heaters and power sockets, with natural light provided via single-glazed windows. Externally, the property benefits from an electric metal roller shutter for secure access.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,963	275
First Floor	857	80
TOTAL	3,820	355

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 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 quoting rent of £35,000 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 £17,500. Rates payable will be in the region of £8,732.50 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

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