

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**SECURE MODERN  
INDUSTRIAL/WAREHOUSE PREMISES**



**UNIT 22, GREAT WESTERN BUSINESS PARK,  
WESTERN CLOSE, BIRMINGHAM, B18 4QF  
3,979 SQ FT (370 SQ M)**

- ESTABLISHED LOCATION
- SECURE GATED ESTATE
- VARIETY OF USES (STP)
- FLEXIBLE TERMS

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Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Great Western Close in the Western Business Park, situated within the Hockley area of Birmingham. The property is well positioned with a range of commercial and industrial businesses in the surrounding area. Birmingham City Centre is approximately 1.5 miles south from the premises, providing a wide range of shopping, dining, and entertainment options. Jewellery Quarter Train Station is located approximately 1 mile away from the subject premises, offering regular train services to Birmingham New Street and beyond. The A4540 Middleway is in close proximity, providing direct access to the City Centre and surrounding areas. The M6 Junction 6 (Spaghetti Junction) is approximately 2.5 miles north east from the subject premises, providing access to the motorway network.

## DESCRIPTION

The property comprises a modern single storey warehouse/industrial unit of steel portal frame construction with brick and block infill to half height and metal cladding above with insulated profile metal clad roof incorporating translucent roof lights. The units benefit from concrete flooring, fluorescent strip lighting, metal roller shutters, 3-phase electrics, alarm, CCTV, a kitchenette and toilet facilities. Internally the property has been fitted with a wooden mezzanine floor. Externally there is parking to the front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,085	194
First Floor Mezzanine	1,894	176
<b>TOTAL</b>	<b>3,979</b>	<b>370</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 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 £25,000 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 £12,750. Rates payable will be in the region of £636.25 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.

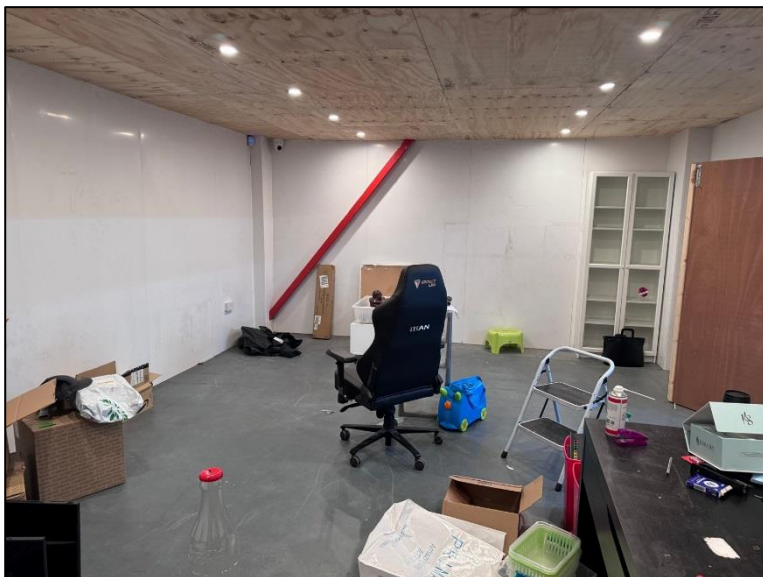
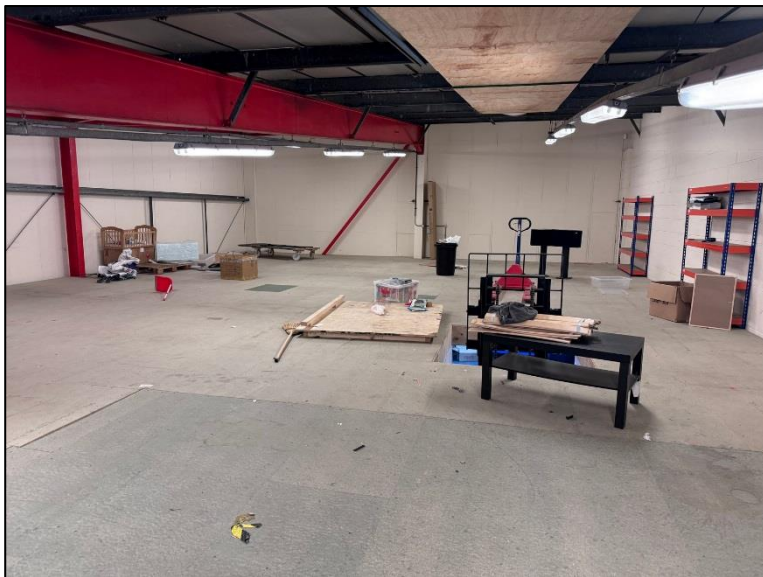
## CONTACT DETAILS

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