

**INDUSTRIAL/WAREHOUSE PREMISES WITH
SECURE CAR PARKING**



**217 THIMBLE MILL LANE, ASTON,
BIRMINGHAM, B7 5HS**

4,827 SQ FT (448.5 SQ M)

- SECURE CAR PARKING
- SELF CONTAINED INDUSTRIAL UNIT
- ESTABLISHED INDUSTRIAL LOCATION
- SUITABLE FOR STORAGE & DISTRIBUTION

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
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LOCATION

The property is situated on Thimble Mill Lane (B4132) within the well established industrial area of Aston in close proximity to Long Acre and Walter Street. Birmingham city centre is approximately 1.5 miles from the property and the Aston Expressway and Junction 6 of the M6 motorway are both less than a mile distant. The property benefits from easy access to the wider Midlands motorway network. The property is located outside the Clean Air Zone.

DESCRIPTION

The property comprises of a single storey steel portal frame industrial unit of block construction with mono-pitched corrugated metal roof over. Internally, the building has a solid concrete floor, strip fluorescent lighting, warm gas air blower, W/C facilities and an electric metal roller shutter. Externally there is parking and loading bay to the front. The property has a varying eaves height between 5.7 to 7.7 metres.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	4,827	448.5
TOTAL	4,827	448.5

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 at a rent of £35,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

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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