

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**LAND AND INDUSTRIAL UNITS**



**LAND AT BABINGTON ROAD, HANDSWORTH,  
BIRMINGHAM, B21 0QD**

**13,362 SQ FT (1,241 SQ M)**

REQUIRES REFURBISHMENT  
SEPARATE INDUSTRIAL UNITS  
SUITABLE FOR A VARIETY OF USES  
FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The site is situated on Babington Road in Handsworth, which is just off the main A41 Soho Road. This is the main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores & businesses, with Birmingham City Centre being located approximately 2.9 miles south east of the subject premises. The property benefits from regular transport links from Boulton Road bus stop, located within 0.2 miles distance.

## DESCRIPTION

The site comprises a concrete surfaced yard with a main warehouse, a detached portal framed steel industrial unit and a number of garages. The main building is of brick-built construction with flat and pitched roofs arranged over two floors. The steel framed industrial unit is constructed of aluminium cladding and is divided to provide two separate units with one unit having the benefit of a pit. The yard contains a number of garages located to the left, right and back which are all in a dilapidated condition.

## ACCOMMODATION

SITE AREA	SQ FT	SQ M
TOTAL	13,362	1,241

## 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 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 £30,000 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.

## BUILDING INSURANCE

The annual building insurance for the property is payable in addition to the quoting rent.

## 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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