

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**INDUSTRIAL/WAREHOUSE
PREMISES – CAN BE SPLIT**



**84 BORDESLEY STREET, DIGBETH,
BIRMINGHAM, B5 5PN**

42,600 - 178,200 SQ FT (3,958 - 16,555 SQ M)

- PROMINENT LOCATION
- VARIETY OF USES
- CAR PARK TO THE REAR
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property is situated on Bordesley Street within the Digbeth area of Birmingham, approximately 0.6 km south-east of Birmingham City Centre. Bordesley Street provides direct access to the A4540 Birmingham Ring Road, with further connectivity to the A38(M) Aston Expressway, located approximately 2 miles to the north. The property is positioned approximately 4 miles from Junction 6 of the M6 Motorway, providing access to the wider national motorway network. Birmingham Moor Street Railway Station is located approximately 0.3 miles to the north-west, whilst Birmingham New Street Railway Station is situated approximately 0.6 miles away.

DESCRIPTION

The property comprises a four-storey retail/industrial premises of brick-built construction surmounted by a flat roof. Internally, the premises benefit from solid concrete floors, painted brick and plastered walls, and a combination of suspended ceilings and exposed ceilings incorporating fluorescent strip lighting throughout, office accommodation, WC facilities and kitchenette facilities. Externally, the property benefits from four metal concertina loading doors providing off-road loading access directly from Pickford Street, together with allocated car parking for approximately 60 vehicles to the rear.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	42,600	3,958
First Floor	44,000	4,088
Second Floor	45,750	4,250
Third Floor	45,850	4,259
TOTAL	178,200	16,555

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised 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 floors are available on a leasehold basis at a quoting rent of £10 per square foot 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 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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