

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

FORMER WORKSHOP PREMISES



**23 MARSH HILL, ERDINGTON,
BIRMINGHAM, B23 7DS**
9,877 SQ FT (918 SQ M)

- PROMINENT LOCATION
- OUTSIDE CLEAN AIR ZONE
- MOTOR TRADE USE ALLOWED
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Marsh Hill in Erdington, approximately 3 miles north-east of Birmingham City Centre. The location provides access to the A5127 (Sutton New Road), which links directly to Birmingham City Centre and Sutton Coldfield. The nearest arterial route is the A38 (M) Aston Expressway, located approximately 2.5 miles from the property, providing access to the wider motorway network. Junction 6 of the M6 Motorway is approximately 3 miles from the property. Erdington Railway Station is located approximately 0.6 miles from the property, offering regular services to Birmingham New Street.

DESCRIPTION

The property comprises a two-storey building of brick-built construction surmounted by a flat roof. Internally, the premises provides an open span warehouse accommodation incorporating a concrete floor, part plastered and painted walls, and a suspended ceiling incorporating strip lighting, reception area together with WC and kitchen facilities. An internal staircase provides access to first floor storage, providing further open plan storage accommodation. Externally, the property benefits from forecourt parking together with on-street car parking.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	7,023	652
First Floor	2,854	266
TOTAL	9,877	918

PLANNING

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

SERVICES

We are advised 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 £65,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2026 rating listing as have a rateable value of £53,000. Rates payable will be in the region of £28,938.00 per annum.

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.

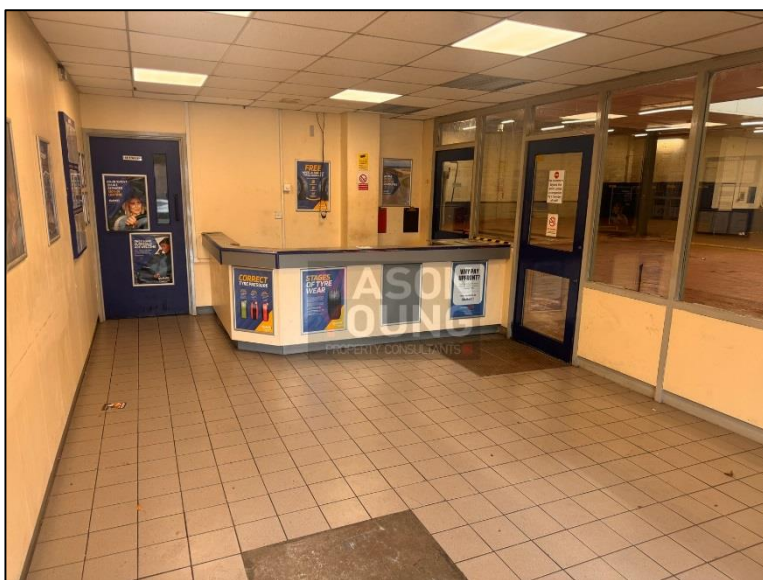
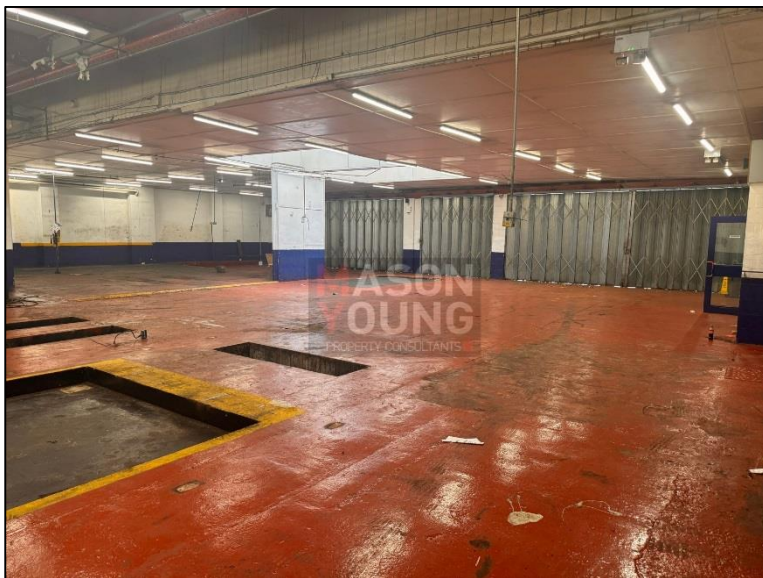
CONTACT DETAILS

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