TO LET

NEW BUILD RETAIL & OFFICES

1 ALUM ROCK ROAD, ALUM ROCK, BIRMINGHAM, B8 1SH

800 – 3,200 SQ FT (74.3 – 297.2 SQ M)

- PROMINENT LOCATION
- 24 HOUR ACCESS
- NEW BUILD
- SHELL SPECIFICATION

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

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Location
The property is located on Alum Rock Road being approximately 4 miles north-east of Birmingham City Centre. The subject premises are situated in a prominent position on Alum Rock Road within a parade of shops occupied by other local independent retailers. The position benefits from a strong passing footfall with a wide range of trades represented in the vicinity.

Description
The site is a rectangular shape which is currently fenced and accessed via a driveway and yard adjacent to 7-13 Alum Rock Road.

Accommodation

<table>
<thead>
<tr>
<th>AREA</th>
<th>SQ FT</th>
<th>SQ M</th>
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</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>800</td>
<td>74.3</td>
</tr>
<tr>
<td>Unit 2</td>
<td>800</td>
<td>74.3</td>
</tr>
<tr>
<td>Unit 3</td>
<td>800</td>
<td>74.3</td>
</tr>
<tr>
<td>Unit 4</td>
<td>800</td>
<td>74.3</td>
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<tr>
<td>TOTAL</td>
<td>3,200</td>
<td>297.2</td>
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Services
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
Each unit is available at a rent of £30,000 per annum on a FRI basis, 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.

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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