

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

OPEN PLAN WAREHOUSE & OFFICES

**30-34 RIVER STREET, DIGBETH,
BIRMINGHAM, B5 5SA**



19,700 SQ FT (1,830 SQ M)

- PROMINENT LOCATION
- SELF CONTAINED
- FIRST FLOOR OFFICES
- GROUND FLOOR SHOWROOM

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

m: 07929 410 481
t: 0121 285 3535
f: 0121 285 3536
e: info@masonyoung.co.uk
w: masonyoung.co.uk

Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is situated on River Street which leads between Fazeley Street and Floodgate Street, close to its junction with Great Barr Street, in the Digbeth area of Birmingham. Great Barr Street provides access to A4540 Lawley Middleway, approximately 0.5 miles south of the A38 Aston Expressway which leads onto the wider national motorway network at J6 of the M6 motorway (Spaghetti Junction). Birmingham City Centre is approximately ¼ mile east with both New Street and Moor Street stations and the Bullring Shopping Centre within walking distance.

Description

The property comprises a substantial industrial warehouse premises fronting River Street with a large two bay warehouse to the rear and first floor offices to the front elevation. The warehouse benefits from a steel truss frame with brick infill, concrete flooring, fluorescent strip lighting, gas air heating blower, internal roller shutter, loading access to River Street and a showroom with separate pedestrian access. There is office accommodation on the first floor with original wooden paneled walls, parquet floors and gas central heating.

Accommodation

30-34 River Street	SQ FT	SQ M
Ground Floor	18,167	1,688
First Floor Offices	1,533	142
TOTAL	19,700	1,830

Planning

We have been informed by the landlord that planning permission has been granted for B1 Business/Light Industrial use.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure

The property is available at a rent of £60,000 per annum on a FRI basis, subject to contract. Terms to be agreed.

VAT

The property is not elected for VAT.

Business Rates

The property is currently listed within the 2015 rating listing as having a rateable value of £28,250. Rates payable will be in the region of £13,927 per annum.

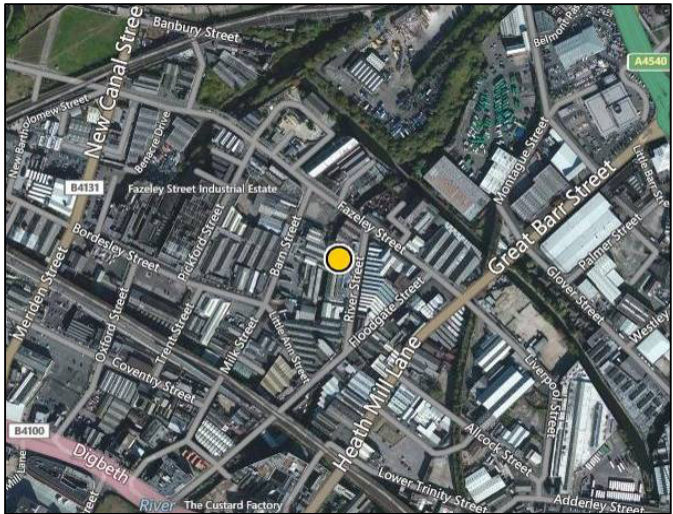
Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk



Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.