

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

WAREHOUSE & OFFICE PREMISES
WITH A SELF CONTAINED YARD

78A & 78B LOWER DARTMOUTH STREET,
DIGBETH, BIRMINGHAM, B9 4LA



4,776 SQ FT (443.6 SQ M)

- MAIN ROAD FRONTAGE
- ON SITE PARKING
- RECENTLY REFURBISHED
- FLEXIBLE TERMS

■
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 in a prominent location on Lower Dartmouth Street in Bordesley, Birmingham near to the Lawley Middleway (A4040). Lawley Middleway and the inner ring road provides direct access to the A38 (M) Aston Expressway which in turn leads to the J6 of the M6 Motorway and to the regional & national motorway network.

Description

The property comprises of a workshop unit constructed with full height block/brickwork elevations surmounted by a mono-pitched steel lattice roof with profile sheet cladding over. The workshop area benefits from a concrete floor, office, stores and WC facilities. Externally there is a metal electric roller shutter doors to the front. Adjacent to the rear workshop is a detached two storey office building of brick construction surmounted by a flat felt roof. Internally the office premises are arranged into five rooms and benefits from carpets, plaster & painted walls, intercom entry system, light points, a kitchen and WC facilities. Externally there is parking for approximately 26 vehicles within the secure yard.

Accommodation

78A & 78B LOWER DARTMOUTH STREET	SQ FT	SQ M	RENT PAX
Ground Floor	2,668	247.8	£20,000
Yard	1,326	123.2	
Office Suites	782	72.6	£10,000
TOTAL	4,776	443.6	

Services

We are advised all main services are connected.

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

The property is available on a FRI basis, subject to contract. Terms to be agreed. Rental prices are detailed above. The premises can be taken separate or as a whole.

Business Rates

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

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

VAT

We understand that the property is not elected for VAT.

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



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