

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# FOR SALE

**INDUSTRIAL WAREHOUSE  
& TWO STOREY OFFICES**

**SCARBOROUGH HOUSE, 35 AUCKLAND  
ROAD, BIRMINGHAM, B11 1RH**



**8,547 SQ FT (794.0 SQ M)**

- SELF-CONTAINED
- CAR PARKING FACILITIES
- MODERN PREMISES
- MEZZANINE FLOOR

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

6 Warstone Mews  
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Birmingham  
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Please call for more information **t: 0121 285 3535 m: 07929 410 481**

### Location

The property is situated on Auckland Road which is accessed via the A34 Stratford Road. Birmingham City Centre is located approximately 1.5 miles North-West to the subject premises with the A38 (M) approximately 2 miles North.

### Description

The property comprises of a modern industrial unit of steel portal frame in construction with breeze block elevations surmounted by a pitched roof incorporating translucent roof panels. Internally the units benefit from a concrete floor, three phase electric, fluorescent strip lighting, gas warm air blower heaters, a metal electric roller shutter door, a mezzanine floor and alarm system. To the front of the property there are two storey offices which are carpeted and benefit from fluorescent strip lighting, intercom entry system, gas fired central heating, security grilles to the windows, shutters to the front door and windows, a kitchenette and WC facilities. Externally there is a dedicated car parking to the front & side for several vehicles.

### Accommodation

35 AUCKLAND ROAD	SQ FT	SQ M
Ground Floor	7,648	710.5
First Floor	899	83.5
<b>TOTAL</b>	<b>8,547</b>	<b>794.0</b>

### Planning

We have been informed by the landlord that planning permission has been granted for B1 & B8 use however it currently benefits from a C2 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.

### Price

The Freehold interest is available at a quoting price of £525,000.

### Business Rates

The property is currently listed within the 2015 rating listing as having a rateable value of £38,750. Rates payable will be in the region of £18,561.25 per annum.

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

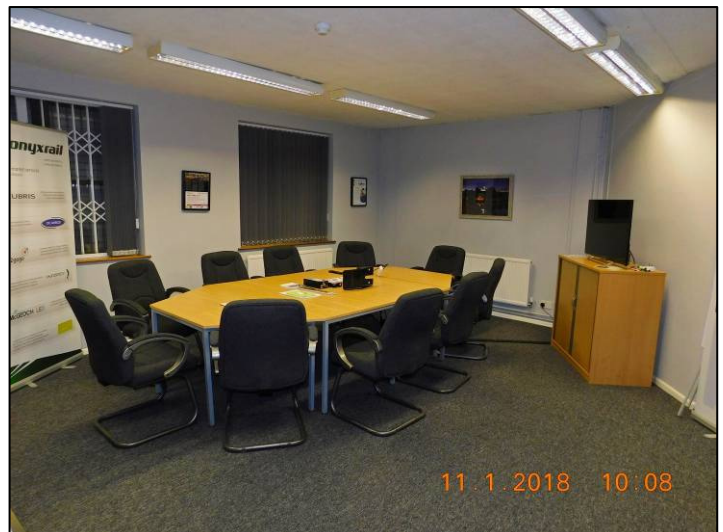
We understand that the property is not elected for VAT.

### Viewing

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

### Contact Details

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