

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

INDUSTRIAL/WAREHOUSE PREMISES

91, 91A & 117 BRACEBRIDGE STREET,  
ASTON, BIRMINGHAM, B6 4NE



**3,725 – 18,552 SQ FT (346.1 – 1,723.6 SQ M)**

- SELF-CONTAINED
- EXTERNAL YARD
- PROMINENT LOCATION
- FLEXIBLE TERMS

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

#### Location

The property is situated in a prominent location on Bracebridge Street in Aston. Bracebridge Street is located just off the A4540 Newtown Middleway. Birmingham City Centre is located 1.4 miles south of the subject premises as is the A38(M) which leads direct to the M6 and wider motorway network.

#### Description

The property comprises of several industrial/warehouse units with full height brick elevations. Internally the property benefits from concrete floors, three phase electric, fluorescent strip lighting, ancillary offices and WC facilities. To the front of the unit there is a metal roller shutter suitable for loading/unloading.

#### Accommodation

Bracebridge Street	SQ FT	SQ M	Rent (£PA)
91 Bracebridge Street	10,000	929.0	£35,000
91a Bracebridge Street	6,302	585.5	LET
117 Bracebridge Street	3,726	346.2	£20,500
<b>TOTAL</b>	<b>20,028</b>	<b>1,860.7</b>	

#### 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.

#### Rent

The property is available on a FRI basis, subject to contract. Terms to be agreed. Details of rents can be found in the accommodation schedule above.

#### Business Rates

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

#### VAT

We understand this 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.

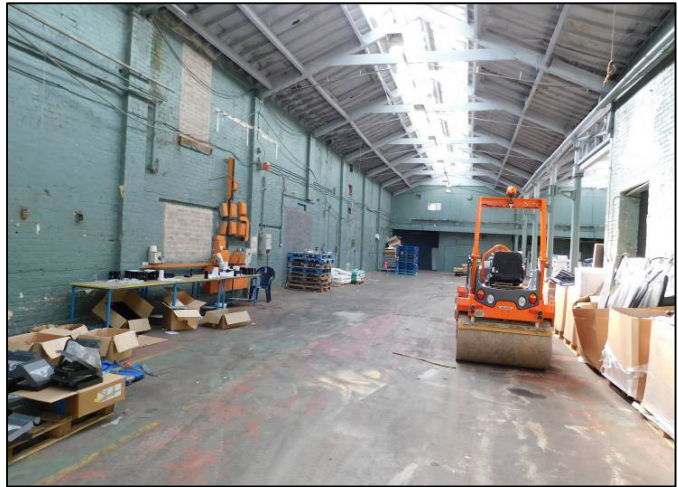
#### Contact Details

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