

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

WAREHOUSE & OFFICES WITH A YARD

**146 CHESTON ROAD, ASTON,
BIRMINGHAM, B7 5EH**



7,670 SQ FT (712.5 SQ M)

- SELF-CONTAINED
- SECURE GATED YARD
- MODERN PREMISES
- FLEXIBLE TERMS

■
MY BUSINESS SPACE
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Location

The property is situated on Cheston Road within the well established industrial area of Aston. Birmingham City Centre is approximately 1.5 miles from the property and the Aston Expressway and the M6 motorway are both approximately 1 mile from distance. The property therefore benefits from easy access to the wider Midlands motorway network.

Description

The property is a detached two storey building of traditional brickwork construction surmounted by a flat roof. The open plan showroom premises partially raised by 1m to provide a split in the total accommodation and includes a small number of meeting rooms. The unit can be accessed via one level access loading door and the showroom has a minimum eaves height of 3.7m which is reduced throughout the raised area to 2.6m. There is a mixture of cellular and open plan office accommodation fronting the property across the ground and first floors which include WC and kitchen facilities on each floor. Externally there is a large yard area providing adequate parking and storage which is made secure by palisade fencing and is accessed via a double gate.

Accommodation

146 Cheston Road	SQ FT	SQ M
Ground Floor	1,940	180.2
First Floor	1,930	179.3
Showroom	3,800	353.0
TOTAL	7,670	712.5

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/Rent

The property is available at a quoting rent of £42,000 per annum exclusive, subject to contract. Terms to be agreed. Alternatively, the freehold interest may be considered.

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 not 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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