

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

FIRST FLOOR OFFICE SUITES

**UNIT 8, PHOENIX BUSINESS PARK,
ASTON, BIRMINGHAM, B7 4NU**



950 SQ FT (88.3 SQ M)

- SELF-CONTAINED
- ESTABLISHED LOCATION
- CAR PARK TO FRONT
- FULLY REFURBISHED

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

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Location

The property is situated in Phoenix Business Park within an established industrial area in Aston, to the North of Birmingham City Centre. The park has excellent access to the A38, Aston Expressway, and M6 Motorway, also the M6 & M42 Motorways are a short drive away. Birmingham New Street and Moor St Train Station, along with Aston Train Station are also only a short journey. Local bus routes connect to the City Centre and Birmingham suburbs.

Description

The premises comprise of a two storey self-contained industrial unit of steel portal framed construction with cavity brick and block infilling to half height with lined steel profile sheet cladding above surmounted by a pitched roof. Internally the property is split to provide workshop accommodation on the ground floor benefitting from concrete floor, three phase electricity, and electric roller shutter to the side, CCTV and an alarm. The vacant office accommodation is located on the first floor and benefits from suspended ceilings with recessed CAT II lighting, carpeted throughout, double glazed windows, wall mounted heaters and a kitchen. In addition, there are WC facilities to both ground and first floor levels. Externally there is parking for several vehicles to the front of the building.

Accommodation

UNIT 8	SQ FT	SQ M
First Floor	950	88.3
TOTAL	950	88.3

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/Price

The leasehold interest is available at a quoting rent of £10,000 per annum on an IRI basis, subject to contract. Terms to be agreed.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £7,700. Rates payable will be in the region of £3,688.30 per annum.

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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