

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

MODERN WAREHOUSE PREMISES

**2 ATHOLE STREET, HIGHGATE,
BIRMINGHAM, B12 0DA**



8,177 SQ FT (759.6 SQ M)

- SELF-CONTAINED
- SECURE CAR PARKING
- MODERN PREMISES
- TRADE COUNTER POTENTIAL

■
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Location

The property is situated in a prominent location Athole Street and fronts Moseley Road in Highgate. Birmingham City Centre is situated within close proximity to the premises and is conveniently placed near the ring road providing good access to the A435, A38, M6, M5 & M42.

Description

The property comprises of a modern detached single storey industrial unit of steel portal frame construction with part-brick/part-profile sheet clad elevations to eaves surmounted by a pitched roof. Internally the main warehouse benefits from a concrete floor, gas fired heater blowers, three phase electricity, fluorescent strip lighting, a mezzanine floor and separate WC accommodation. There are two storey offices to the front of the warehouse comprising a large reception area, showroom & meeting rooms which benefit from laminate flooring, suspended ceiling incorporating CAT 2 lighting and wall mounted electric heaters. To the rear of the property is a yard area which can also be used for car parking and is accessed via an electric up and over door.

Accommodation

AREA	SQ FT	SQ M
2 Athole Street	8,177	759.6
TOTAL	8,177	759.6

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/Rent

The property is available at a quoting rent of £60,000 per annum exclusive, subject to contract. Terms to be agreed. The property can be split or taken as a whole.

Business Rates

The property is currently listed within the 2015 rating listing as have a rateable value of £40,750. Rates payable will be in the region of £19,519.25 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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