

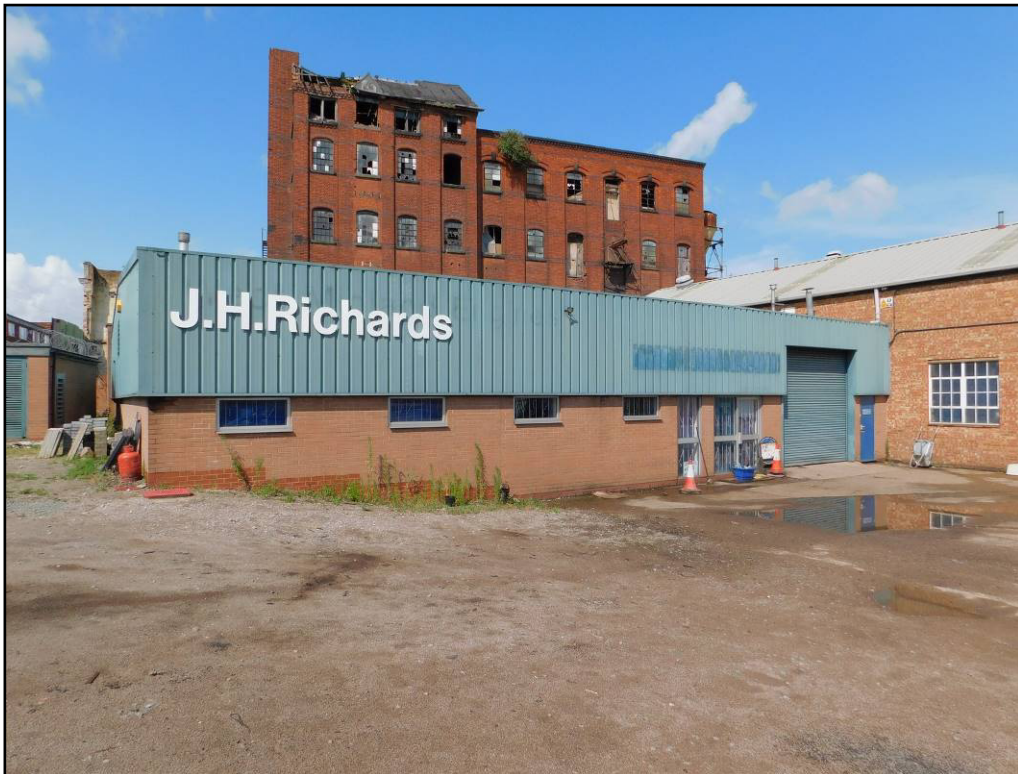
**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# TO LET

**WAREHOUSE/INDUSTRIAL PREMISES**

**112 SALTLEY ROAD, BIRMINGHAM, WEST  
MIDLANDS, B7 4TD**



**4,606 SQ FT (427.9 SQ M)**

- MAIN ROAD FRONTAGE
- ON SITE CAR PARK
- PROMINENT LOCATION
- VARIETY OF USES (STP)

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

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

### Location

The property is situated on Saltley Road close to the junction with A47 Heartlands Parkway & A47 Nechells Parkway. Birmingham City Centre is located approximately 2 miles South to the subject premises with Junction 6 of the M6 approximately 2 miles North.

### Description

The premises comprise of a self-contained industrial unit of steel portal frame in construction with a mixture of breeze block & brick-built 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, electric roller shutter door, an alarm, a kitchenette & WC facilities. Externally there is a dedicated yard and car parking to the front & side of the unit.

### Accommodation

112 SALTLEY ROAD	SQ FT	SQ M
Ground Floor Industrial	3,647	338.8
Mezzanine Storage 1	675	62.7
Mezzanine Storage 2	283	26.3
<b>TOTAL</b>	<b>4,605</b>	<b>427.8</b>

### Services

We are advised all main services are connected.

### Energy Performance Certificates

Details available upon request.

### Tenure/Rent

The unit is available on a leasehold basis at a quoting rent of £30,000 per annum, subject to terms.

### 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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