

**TWO STOREY INDUSTRIAL PREMISES
WITH FIRST FLOOR OFFICES**



**38 BICKFORD ROAD, WITTON
BIRMINGHAM, B6 7EE
4,104 SQ FT (381 SQ M)**

- PROMINENT LOCATION
- TWO STOREY BUILDING
- ROAD FRONTAGE
- OUTSIDE CLEAN AIR ZONE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on the northern side of Bickford Road within the Witton district of Birmingham, approximately 3 miles north of the City Centre. Bickford Road is located within a well-established industrial area, accessed from Electric Avenue to the east or alternatively from Tame Road to the west. Junction 6 (Spaghetti Junction) of the M6 Motorway is within easy driving distance which provides subsequent access to the Midlands Motorway Network.

DESCRIPTION

The subject property comprises a mid-terrace industrial building which extends to provide a warehouse with front roller shutter door together with offices over two floors. The warehouse also provides a mezzanine which is utilised for storage. The property benefits from air conditioning, 3-phase electrics, and gas hot air blower. There are kitchen & WC facilities on the ground floor.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	3,141	291
First Floor	963	90
TOTAL	4,104	381

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include gas, water and three phase electricity.

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 rent of £30,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £11,500. Rates payable will be in the region of £5,738.50 per annum. Small business rates relief may apply.

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

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

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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