

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

FOR SALE

(MAY LET)

INDUSTRIAL/WAREHOUSE PREMISES

**77 BUCKINGHAM STREET, HOCKLEY,
BIRMINGHAM, B19 3HU**



13,735 SQ FT (1,276.2 SQ M)

- CENTRAL LOCATION
- THREE STOREY PREMISES
- THREE PHASE ELECTRICITY
- DEVELOPMENT POTENTIAL (STP)



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

Location

The property is situated in Hockley, an established inner city industrial location approximately 0.5 miles to the north of Birmingham city centre. Buckingham Street connects with Summer Lane, via Hospital Street that provides access to the Birmingham middle ring road at Constitution Hill (A41), which is a main arterial route into Birmingham City Centre. The property is situated a short distance from Newtown Middleway, which forms part of the middle ring road (A4540), allowing easy access to the national motorway network via the A38(M) Aston Expressway.

Description

The property comprises of a three storey industrial/warehouse premises with brick built elevations surmounted by a part pitched & part flat roof. Internally the warehouse is spread over four levels including the basement and is split to provide a variety of office/workshop space, which benefits from a concrete floor, fluorescent strip lighting, three-phase electricity, metal framed windows with primary glazing, power points, a kitchen area and separate WC facilities. There is a service/goods lift to all floors apart from the second floor. On the second floor there is a self-contained flat which comprises of a lounge, bedroom, kitchen and bathroom. To the front of the property is a metal concertina door as well as an electric metal roller shutter door which is ideal for loading and car parking.

Accommodation

77 Buckingham Street	SQ FT	SQ M
Ground Floor	5,863	544.7
First Floor	3,614	335.8
Second Floor	2,247	208.8
Basement	2,011	186.9
TOTAL	13,735	1,276.2

Services

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

Planning

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Tenure/Price

The freehold interest is available at a quoting price of £600,000. Alternatively the property is available on a leasehold basis at a quoting rent of £30,000 per annum exclusive, terms to be agreed.

Business Rates

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

VAT

This property is not elected for VAT.

Legal Costs

Each party to pay their own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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