

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

FIRST FLOOR OFFICE PREMISES



**42 NEW BARTHOLOMEW STREET, DIGBETH,
BIRMINGHAM, B5 5QS**

617 SQ FT (57.4 SQ M)

- ROAD FRONTAGE
- SELF-CONTAINED
- PROMINENT LOCATION
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is situated on New Bartholomew Street in Digbeth and is surrounded by other commercial properties. The property is also located within walking distance of The Bullring in Birmingham City Centre and Motorway access is provided by Junction 6 of the M6 motorway approximately 3 miles to the North East.

DESCRIPTION

The property comprises of an industrial unit with two storey offices to the front which are surplus to requirements. Internally the offices are carpeted and benefits from plaster & painted walls, gas fired central heating, UPVC double glazed window, a kitchenette and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	617	57.4
TOTAL	617	57.4

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 mains gas, water and 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 on a leasehold basis at a quoting rent of £10,000 per annum inclusive of electricity, gas and business rates but exclusive of telecoms, subject of contract. Terms to be agreed.

BUSINESS RATES

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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