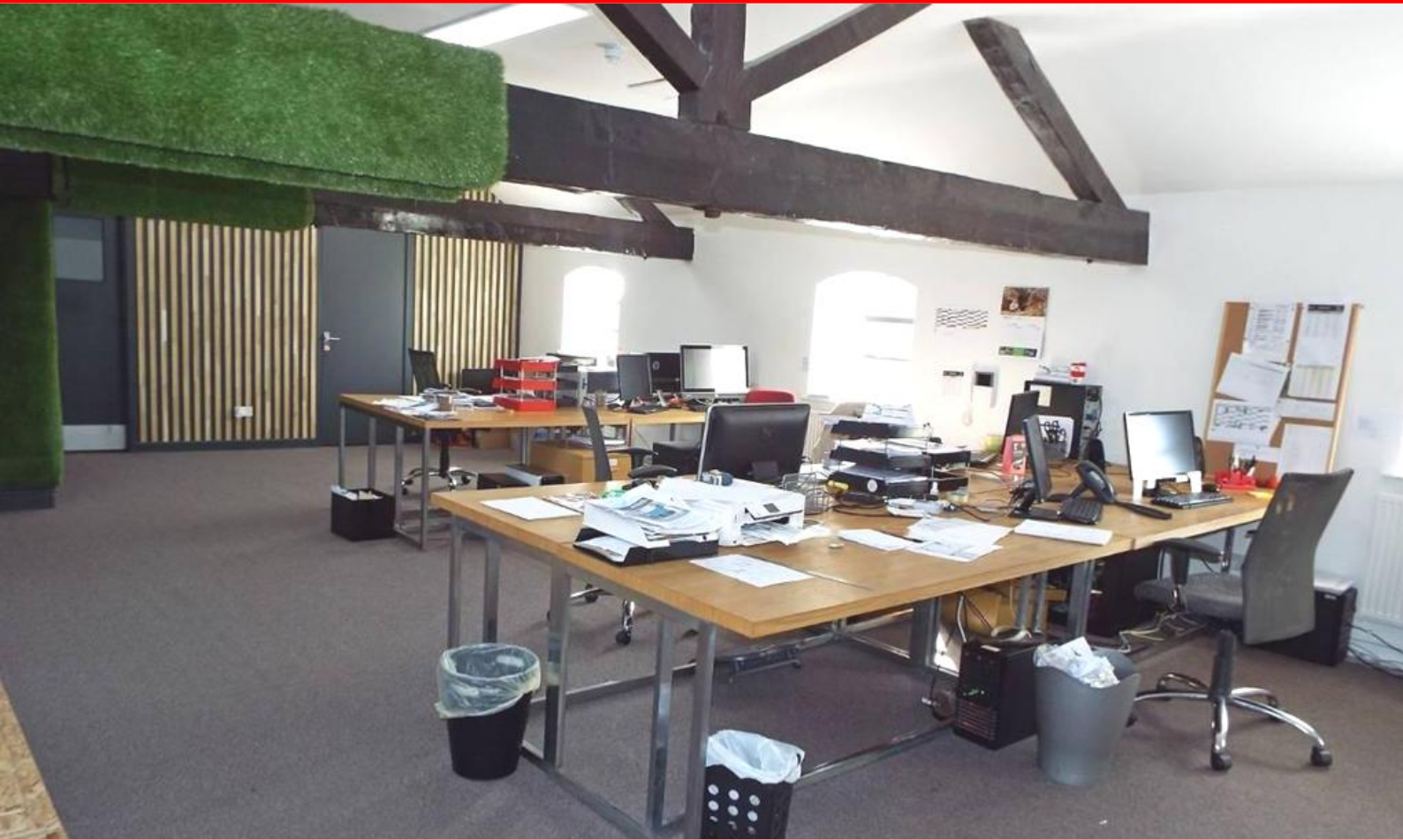


**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF-CONTAINED OFFICE SUITES



**THE MALTINGS, 2 ANDERSON ROAD,
BEARWOOD, WEST MIDLANDS, B66 4AR**

721 – 1,913 SQ FT (66.9 – 177.6 SQ M)

- SELF-CONTAINED
- START UP OPPORTUNITY
- MODERN PREMISES
- FLEXIBLE TERMS

T: **0121 285 3535**
F: **0121 285 3536**
W: **masonyoung.co.uk**
E: **info@masonyoung.co.uk**

**6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB**

LOCATION

The property is situated in a prominent location fronting Anderson Road in Bearwood. The property is located approximately 2 miles west of Ladywood Middleway (A41), which forms part of Birmingham's Ring Road system, providing access around the City. The property occupies a prominent corner position at the intersection of Anderson Road with both Hagley Road and Barnsley Road.

DESCRIPTION

The property is a traditional brickwork construction with predominantly pitched slate roofs. The building is mainly two storey, although there is a basement office suite, approached via the rear of the building with natural light penetrating from high level windows to the front and rear elevations.

The office suites are mainly cellular in nature, providing a range of reception, administration and meeting areas. Each suite is self-contained with its own separate access and facilities. Internally the offices are carpeted and benefits from LED lighting, gas fired central heating, power points, alarm, intercom entry system, a kitchen and WC accommodation. Some of the offices have oak beams providing real character to the property. There is a car park at the rear of the building with a limited amount of parking for three to four cars. There is on road parking available at Anderson Road, although this is restricted by house.

ACCOMMODATION

AREA	SQ FT	SQ M
Office Suite 1	1,192	110.7
Office Suite 2	721	66.9
TOTAL	1,913	117.6

PLANNING

Interested parties should contact Sandwell Metropolitan Borough Council Planning Department on 07814 285 631.

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 at a quoting rent of £12,000 per annum exclusive for the larger suite and £10,000 per annum for the smaller suite. Suites can be taken as a whole or separately, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £8,000 & £8,500. Rates payable will be in the region of £3,832 & £2,779 per annum.

Interested parties are advised to make their own enquiries to Sandwell Metropolitan Borough Council on 0121 368 1100.

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 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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