

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

**SELF-CONTAINED TWO STOREY OFFICE
WITH CAR PARKING**



**94 ALBION STREET, JEWELLERY QUARTER
BIRMINGHAM, B1 3AA**

1,500 SQ FT (139.4 SQ M)

- CENTRAL LOCATION
- SECURE PARKING
- SELF-CONTAINED
- FLEXIBLE TERMS

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

LOCATION

The property is located in a prominent position on Albion Street. The centre of the Jewellery Quarter is a short distance from the property in an area that offers a range of amenities including high street banks, bars/ restaurants, Tesco Express and the numerous jewellery related businesses.

DESCRIPTION

The premises comprise of a two-storey semi-detached building of brick-built construction surmounted by a pitched tiled roof. The offices are arranged over two floors with a ground floor reception area and the main office accommodation located on the first floor. Internally the offices benefit from laminate flooring, plaster & painted walls and ceiling, inset ceiling light points, gas fired central heating, air conditioning, wooden framed windows with security grilles to the front, a kitchenette and WC accommodation. To the front of the property are car parking spaces for 3 vehicles. The single storey building located towards the front of the property is not included with the property on 94 Albion Street.

ACCOMMODATION

AREA	SQ FT	SQ M
94 Albion Street	1,500	139.4
TOTAL	1,500	139.4

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 gas, electricity and water.

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 £15,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £6,500.00. Rates payable will be in the region of £3,243.50 per annum.

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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