

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**GROUND FLOOR OFFICES**



**45 VILLA ROAD, LOZELLS,  
BIRMINGHAM, B19 1BH**

**560 SQ FT (52.1 SQ M)**

- MODERNS OFFICES
- REFURBISHED PREMIESE
- MAIN ROAD FRONTAGE
- ON SITE CAR PARK TO THE REAR

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

## LOCATION

The property is located close to the busy junction of Villa Road (B4144) and Hamstead Road (B4124) in a popular retail and residential area approximately 1.5 miles north west of Birmingham City Centre. Access is available to the motorway network via the Aston Expressway, A38 (M) at Park Circus within 1.5 miles to the east.

## DESCRIPTION

The premises comprises of a two storey mid terrace office building of brick built construction with pitched slate tiled roof over. Internally the property consists of a number of offices at ground and first floor level, with a boardroom in the converted attic area. The vacant accommodation is available on the ground floor and benefits from carpet covered floors, plaster and painted ceilings with inset ceiling lights and part-papered & part-painted walls and an alarm. There is a kitchen and WC facilities on the first floor. To the rear of the property there is parking for several cars.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	560	52.1
<b>TOTAL</b>	<b>560</b>	<b>52.1</b>

## 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 at a rent of £15,000 per annum, 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 £14,250. Rates payable will be in the region of £6,897.00 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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