

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**MODERN OFFICE ACCOMMODATION**



**CIBA BUILDING, 146 HAGLEY ROAD,  
EDGBASTON, BIRMINGHAM, B16 9NX**

**150 – 1,580 SQ FT (13.9 – 146.8 SQ M)**

- PROMINENT LOCATION
- DDA COMPLIANT
- ON SITE CAR PARKING
- FLEXIBLE TERMS

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

## LOCATION

The CIBA Building benefits from direct access to Hagley Road, situated near to the junction with Portland Road. The building is set back from Hagley Road, in a leafy landscaped environment. Edgbaston's business district is on hand, as are associated leisure facilities, and Birmingham City Centre is just a mile away. Motorway access is convenient with the A38 Aston Expressway three miles distant and M5 Junction 3 less than five miles (ten minutes' drive). Access to public transport is excellent with various bus routes passing in front of the building on Hagley Road.

## DESCRIPTION

The CIBA Building is a refurbished multi-let office building. The building is approached from Hagley Road through a car park with landscaping. The main access is across a path past the front lawn, via slate steps and through double glass doors forming part of a feature reception area which is occupied by a daytime concierge. Internally the suites vary in specification and all have been refurbished. The offices are carpeted, with painted walls, fluorescent lighting and heating via radiators. The building benefits from a lift and there are WC facilities on all floors. In addition there is a café and break out area on the lower ground floor serving all occupants of the building.

There are on site car parking spaces available by separate negotiation.

## ACCOMMODATION

AREA	SQ FT	SQ M	RENT & S/C PCM
Suite A	150	13.9	£300
Suite B	480	44.6	£800
Suite C	1,580	146.8	£2,300
<b>TOTAL</b>	<b>2,210</b>	<b>205.3</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 on flexible terms on an IRI basis, subject to contract. Inclusive package deals are available, further details upon request. 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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