

TO LET

MODERN OFFICE SUITES



BRADFORD COURT BUSINESS CENTRE, BRADFORD STREET, BIRMINGHAM, B12 ONS

76 - 1,498 SQ FT (7.1 - 139.2 SQ M)

- SERVICED OFFICE
- LANDSCAPED GARDEN
- ON-SITE CAR PARKING
- 24 HOUR ACCESS

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 located on Bradford Street in Digbeth which is less than a mile away from the City Centre and just minutes away from Selfridges and Bull Ring Shopping Centre. Moor Street railway station and Digbeth coach station is just walking distance.

Bradford Street is within good access to the motorway network and also stands on the major bus routes with bus stops directly on the main road.

DESCRIPTION

Bradford Court is a refurbished Victorian building close to Birmingham city Centre. They present various sized offices which offer secure accommodation. It has been built around an extraordinary courtyard.

Bradford Court Business Centre provides a range of office accommodation which can be tailored to suit an occupier's needs and budget:

- Individual offices
- Open plan office suites
- Fully equipped meeting/conference rooms available

Enabling you to concentrate on your business, the managed office solution includes within the monthly rent the following:

- Reception service
- Royal mail postage collection
- Meeting room facilities
- IT facilities
- Kitchen amenities
- Cleaning and sanitary services (common areas)
- Secretarial/admin support
- 24/7 secured access
- Kitchen amenities
- On-site car parking
- Landscaping garden
- W/C facilities on each floor
- Wi-Fi/High speed internet access
- Registered office address
- Call forwarding

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

Please refer to the attached schedule below for availability & rents.

Offices can be leased on a traditional basis or on a fully inclusive basis including service charge, heating and lighting and buildings insurance.

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

Arjamand Farooqui BSc (Hons) Tel: 0121 285 3535 Mob: 07929 410 481

Email: af@masonyoung.co.uk

Kiran Sagoo Tel: 0121 285 3535 Mob: 07840 805 512

Email: kiran@masonyoung.co.uk









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VII) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VIII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.

AVAILABILITY SCHEDULE

SUITE	SQ FT	DESKS	RENT PCM	MONTHLY SERVICE CHARGE	MONTHLY ELECTRIC CHARGE	TOTAL MONTHLY COST	VAT	TOTAL INC VAT	DEPOSIT
117	664	9	£774.67	£221.33	£166.00	£1,162.00	£232.40	£1,394.40	£1,394.00
202	281	6	£327.83	£93.67	£70.25	£491.75	£98.35	£590.10	£590.10
209	180	2	£210.00	£60.00	£45.00	£315.00	£63.00	£378.00	£378.00
210	170	2	£198.33	£56.67	£42.50	£297.50	£59.50	£375.00	£375.00
214	375	5	£437.50	£125.00	£93.75	£656.25	£131.25	£787.50	£787.50
217B/C	354	6	£413.00	£118.00	£88.50	£619.50	£123.90	£743.40	£743.40
220	580	8	£676.67	£193.33	£145.00	£1,015.00	£203.00	£1,218.00	£1,218.00
306C	256	3	£298.67	£85.33	£64.00	£448.00	£89.60	£537.60	£537.60
307	76	1	£88.67	£25.33	£19.00	£133.00	£26.60	£159.60	£159.60
308B	223	3	£260.17	£74.33	£55.75	£390.25	£78.05	£468.30	£468.30
311	165	2	£192.50	£55.00	£41.25	£288.75	£57.75	£346.50	£346.50
501	395	5	£460.83	£131.67	£98.75	£691.25	£138.25	£829.50	£829.50

Rent, service charge & electricity are subject to VAT. Deposit: One months' rent.

Business rates are payable to Birmingham City Council.

Car parking spaces are available at £12.00 plus VAT per week.