

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

MODERN OFFICE SUITES



**BRADFORD COURT BUSINESS CENTRE, BRADFORD
STREET, BIRMINGHAM, B12 0NS**

76 – 1,498 SQ FT (7.1 – 139.2 SQ M)

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

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**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.

FLEXIBILITY

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 three phase 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

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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.