

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF-CONTAINED OFFICE SUITES



**48 CALTHORPE ROAD, EDGBASTON,
BIRMINGHAM B15 1TH**

553 – 1,323 SQ FT (51.4 – 123.0 SQ M)

- SELF-CONTAINED
- CAR PARKING AVAILABLE
- CHARACTER BUILDING
- INCLUSIVE RENTS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated in a prominent location on B4217 Calthorpe Road in one of Edgbaston's prime office areas. It is close to Five Ways Island which links to Birmingham City Centre, the inner ring road and the M5/M6 motorway. Five Ways railway station is approximately 15 minutes walk giving direct access to Birmingham New Street.

DESCRIPTION

The premises comprise of a detached three storey building of brick-built construction. The property comprises of cellular office accommodation arranged over three floors. There is a car park to the front of the property for several spaces. Internally the available accommodation benefits from carpets, plaster & painted walls, suspended ceilings incorporating CAT II lighting, gas fired central heating and single glazed windows. There is a kitchen and toilet facilities located on each floor. On site car parking is available by separate negotiation.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PCM
First Floor – Suite 1	553	51.4	£1,100
First Floor – Suite 2	770	71.6	£1,500
TOTAL	1,323	123.0	

PLANNING

We have been informed by the landlord that planning permission has been granted for B1 use.

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 three phase 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 a leasehold basis at a quoting rent of £13,200 per annum and £18,000 per annum on an IRI basis, subject to contract. Rents are based on an inclusive basis to include gas, water and electric. Telecoms and business rates are excluded.

BUSINESS RATES

Suites have been individually assessed and are eligible for small business rates relief should you qualify.

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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