

**MASON  
YOUNG**  
PROPERTY CONSULTANTS ■

**TO LET**

**SELF-CONTAINED OFFICES WITH SECURE  
CAR PARKING**



**73 FRANCIS ROAD, EDGBASTON,  
BIRMINGHAM, B16 8SP**

**391 – 2,096 SQ FT (36.4 – 194.9 SQ M)**

- PROMINENT LOCATION
- RECENTLY REFURBISHED
- ON SITE CAR PARKING
- FLEXIBLE TERMS

T: 0121 285 3535  
F: 0121 285 3536  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on Francis Road, close to its junction with Hagley Road (A456), approximately 500 yards from Five Ways roundabout. Local amenities are situated within walking distance including the new Morrisons Supermarket and the leisure complex known as Broadway Plaza which contains a variety of restaurants, cinema, bowling complex and health club.

This property is located outside of the Birmingham Clean Air Zone.

## DESCRIPTION

The property comprises a modern four storey office building, developed behind a period facade and providing a regular floor plate with a mixture of open plan and cellular offices.

A central entrance leads in to the Ground Floor space and from here, access to the lower Ground and upper floors is via a central staircase. There are WC facilities located throughout the building together with kitchen facilities.

To the rear of the property are secure car parking spaces which are accessed via a metal gate off Francis Road.

## ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
Ground Floor Office	391	36.4	£8,500
First Floor Office	686	63.7	£15,000
Second Floor Office	1,019	94.8	£20,000
<b>TOTAL</b>	<b>2,096</b>	<b>194.9</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

Rents are detailed within the schedule above. All rents are inclusive of water & gas but exclusive of electricity, telecoms and business rates.

## 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 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](mailto:af@masonyoung.co.uk)

