

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF-CONTAINED MODERN OFFICE SUITE



**UNIT 5, 133-137 NEWHALL STREET,
BIRMINGHAM, B3 1SF**

1,296 SQ FT (120.4 SQ M) NIA

- PROMINENT LOCATION
- SELF-CONTAINED
- SECURE PARKING AVAILABLE
- FLEXIBLE TERMS

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

LOCATION

The property is situated in a prominent position fronting Newhall Street, which is located midway between Birmingham City Centre and St Paul's Square being a few minutes' walk of either location. 133-137 Newhall Street is surrounded by excellent transport links to and from the city centre, being situated within 2 miles of Junction 6 of the M6 motorway, the Aston Expressway and Spaghetti Junction.

DESCRIPTION

The office suite is situated on the lower ground floor and can be accessed from the main entrance fronting Newhall Street. Internally, there is a common reception area with a daytime concierge and lift access to the various floors. The accommodation is self-contained and benefits from open plan office accommodation, private meeting rooms, CAT 2 lighting and wall mounted lights, wood effect flooring, gas fired central heating and glazing to the side. The common area includes a kitchen facility and WC accommodation. Secure car parking is available by separate negotiation.

ACCOMMODATION

AREA	SQ FT	SQ M
Office	1,296	120.4
TOTAL	1,296	120.4

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.

SERVICE CHARGE

There is a service charge to cover services provided by the landlord which is approximately £4.00 per sq ft exclusive.

TENURE/RENT

The property is available at a rent of £17,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2015 rating listing as have a rateable value of £6,600. Rates payable will be in the region of £3,234 per annum.

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

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