

MASON YOUNG

PROPERTY CONSULTANTS ■

TO LET

GROUND & FIRST FLOOR OFFICES



**22 FREDERICK STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3HE**

946 SQ FT (88.2 SQ M)

- SELF-CONTAINED OFFICES
- PROMINENT LOCATION
- MAIN ROAD FRONTAGE
- VARIETY OF USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated on Frederick Street, close to its junction with Regent Street and is within close proximity to the Chamberlain Clock, the heart of the Jewellery Quarter. It is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store.

DESCRIPTION

The premises are a three-storey building of brick-built construction surmounted by a pitched roof with slate covering. Internally, the premises benefits from wooden flooring, plaster and painted walls and ceilings with wooden beams, power points and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	541	50.3
First Floor	408	37.9
TOTAL	949	88.2

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

The property is available at a rent of £15,000 per annum, 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 £XXXX. Rates payable will be in the region of £XXXX 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 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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