

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF-CONTAINED OFFICE SUITES



**44-45 CALTHORPE ROAD, EDGBASTON,
BIRMINGHAM, B15 1TH**

217 – 1,132 SQ FT (20.2 – 105.2 SQ M)

- SELF-CONTAINED
- CAR PARKING AVAILABLE
- CHARACTER BUILDING
- FLEXIBLE TERMS

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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, central heating and radiators and single glazed windows. There is a kitchen and toilet facilities located within the communal areas.

Secure on-site car parking space is available at an additional cost.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
Ground Floor Rear (G6)	308	28.7	LET
First Floor Front (F2)	217	20.2	£4,200
First Floor (F3)	415	38.6	£7,500
Second Floor	500	46.4	£9,500
TOTAL	1,132	105.2	

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

All rents are detailed in the schedule above and are available on an IRI basis, subject to contract. Rents are based on an inclusive basis to include gas, water & electric. Telecoms & business rates are exclusive.

BUSINESS RATES

The suites have been individually assessed and are eligible for small business rate 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 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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