

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND FLOOR RETAIL PREMISES & SELF-CONTAINED
FIRST & SECOND FLOOR OFFICES



**HEATH COURT, 489-493 COVENTRY ROAD,
BIRMINGHAM, B10 0JS**

262 – 2,581 SQ FT (52.4 – 267.4 SQ M)

- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- MODERN OFFICE PREMISES
- 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 fronting the main A45 Coventry Road. The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is situated approximately 1.7 miles away and there are good transport links within the immediate vicinity. Adderley Park train station is approximately 1 mile from the subject premises.

DESCRIPTION

The property comprises of a three storey detached building of brick built construction surmounted by a pitched tiled roof. The available offices are accessed via an entrance to the rear. The offices are carpeted and benefits from suspended ceilings incorporating CAT 2 lighting, air conditioning, wall mounted electric heaters, intercom entry system, an alarm, kitchen & WC facilities. There is also a further suite to the rear and on the second floor which are also self-contained and to the same specification as the first floor. To the side of the property there are metal gates which lead to a large car park at the rear. Parking is available by separate negotiation.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
Ground Floor Rear	262	24.3	TBC
First Floor – Front	1,129	105.0	£15,800
First Floor – Rear	626	58.2	£8,760
Second Floor	564	52.4	£7,900
TOTAL	2,581	239.8	

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

Details of rents can be found in the accommodation table above. Terms to be agreed.

SERVICE CHARGE

There is a service charge to be levied to cover the maintenance of the car park and communal areas.

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

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