

**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

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**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.

## **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 electricity, water & gas but exclusive of 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**

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