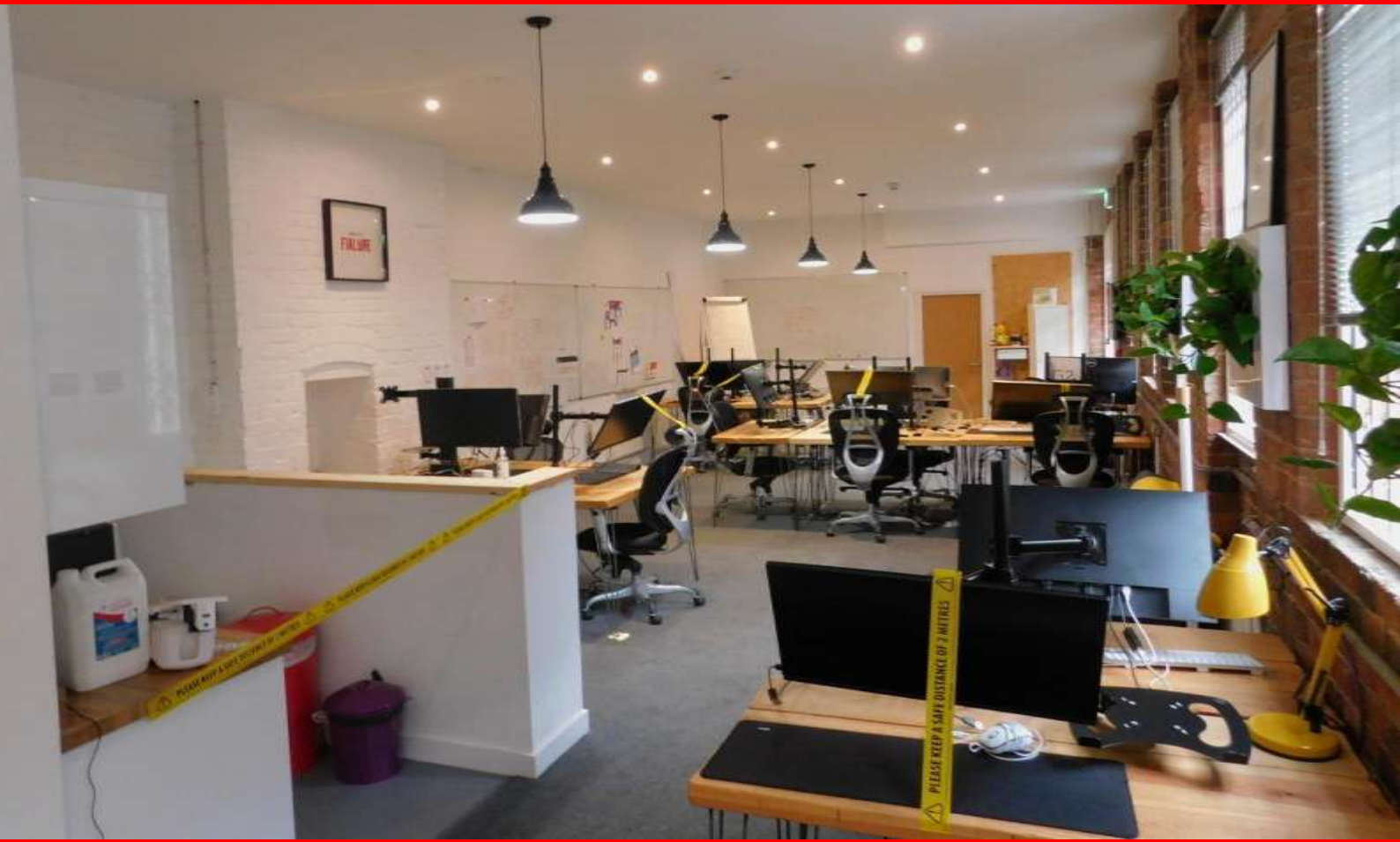


MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF CONTAINED OFFICE SUITES



**20 VITTORIA STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3PE**

640 - 1,462 SQ FT (59.4 – 135.8 SQ M)

- 24 HOUR ACCESS
- SELF CONTAINED
- PROMINENT LOCATION
- GROUND FLOOR OFFICES

T: **0121 285 3535**
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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Vittoria Street in the heart of the Jewellery Quarter approximately a quarter of a mile north west of Birmingham City Centre and approximately 300 metres from St Pauls Square. Birmingham Middle Ring Road (A4540) is within a quarter of a mile and in turn provides access to all main arterial routes within the city, including the M6 motorway at junction 6 via the A38 (M) Aston Expressway.

DESCRIPTION

The property comprises of a three storey terraced building with full height brick elevations and a pitched roof. Internally, the ground floor accommodation benefits from carpet flooring, plastered and painted walls, insert ceiling lights, perimeter trunking, separate sub meters and boiler electric boiler heating. The property also has a kitchenette and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT
Suite 1	640	59.4	£10,000
Suite 2	822	76.4	£12,000
TOTAL	1,462	135.8	

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected.

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

We understand that a service charge is to be levied to cover the maintenance of the courtyard and the communal areas.

TENURE/RENT

Details of rents can be found in the accommodation table above. The suites can be taken individually or as whole. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £14,000. Rates payable will be in the region of £6,860 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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Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.