

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

SELF CONTAINED FIRST FLOOR OFFICE SUITE



**EAGAN HOUSE, 19 KENYON ST, JEWELLERY
QUARTER, BIRMINGHAM, B18 6AR**

653 SQ FT (60.7 SQ M)

- FLEXIBLE TERMS
- INCLUSIVE RENTS
- PROMINENT LOCATION
- SECURE PARKING AVAILABLE

T: **0121 285 3535**
F: **0121 285 3536**
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Kenyon Street, just off Caroline St, in between the famous Jewellery Quarter and the historic St. Pauls Square. The B4100 is located within walking distance and is a main arterial route leading into the City and to Junction 1 of the M5 motorway. There are excellent transport links all located within walking distance.

DESCRIPTION

The property is a two storey building of brick built construction with a flat roof. Internally the vacant accommodation is on the first floor and benefits from carpet flooring, plastered and painted walls, a suspended ceiling incorporating CAT 2 lighting, shared kitchen facilities and separate male/female WC accommodation.

There are also secure car parking spaces available at an additional cost to the rear of the property.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor Suite	653	60.7
TOTAL	653	60.7

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 three phase 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 £8,400 per annum inclusive of electric & water, subject to contract. Terms to be agreed.

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 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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

Email: kiran@masonyoung.co.uk

