

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**SELF-CONTAINED OFFICES**



**95 BROAD STREET,  
BIRMINGHAM, B15 1AU**

**574 SQ FT (53.3 SQ M)**

- PROMINENT FRONTAGE
- ON SITE CAR PARK
- MODERN OFFICES
- VARIETY OF USES (STP)

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## **LOCATION**

The premises front onto A456 Broad Street, close to Five Ways, before it becomes the Hagley Road. Located within a quarter mile of Five Ways Island, giving access to all the city's arterial routes from the middle ring road (A4540). The building is well located with easy access into the City Centre and outwards around the West Midlands. The premises are accessed either via Essington Street or Ryland Street for vehicular access and with pedestrian access directly from Broad Street.

## **DESCRIPTION**

The premises comprise a three storey, self-contained office building. The vacant accommodation is self-contained and is available on the ground floor. The offices benefit from carpets, suspended ceiling incorporating CAT 2 lighting, a meeting room, a kitchenette and WC facility. There is one car parking space available to the rear of the property.

## **ACCOMMODATION**

AREA	SQ FT	SQ M
Ground Floor	574	53.3
<b>TOTAL</b>	<b>574</b>	<b>53.3</b>

## **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.

## **TENURE/RENT**

The property is available at a rent of £15,000 per annum, subject to contract. Terms to be agreed.

## **BUSINESS RATES**

The property is currently listed within the 2015 rating listing as have a rateable value of £5,100. Rates payable will be in the region of £2,504.10 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 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)

Kiran Sagoo

Tel: 0121 285 3535

Tel: 0121 285 3535

Mob: 07929 410 481

Mob: 07840 805 512

Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

Email: [kiran@masonyoung.co.uk](mailto:kiran@masonyoung.co.uk)

