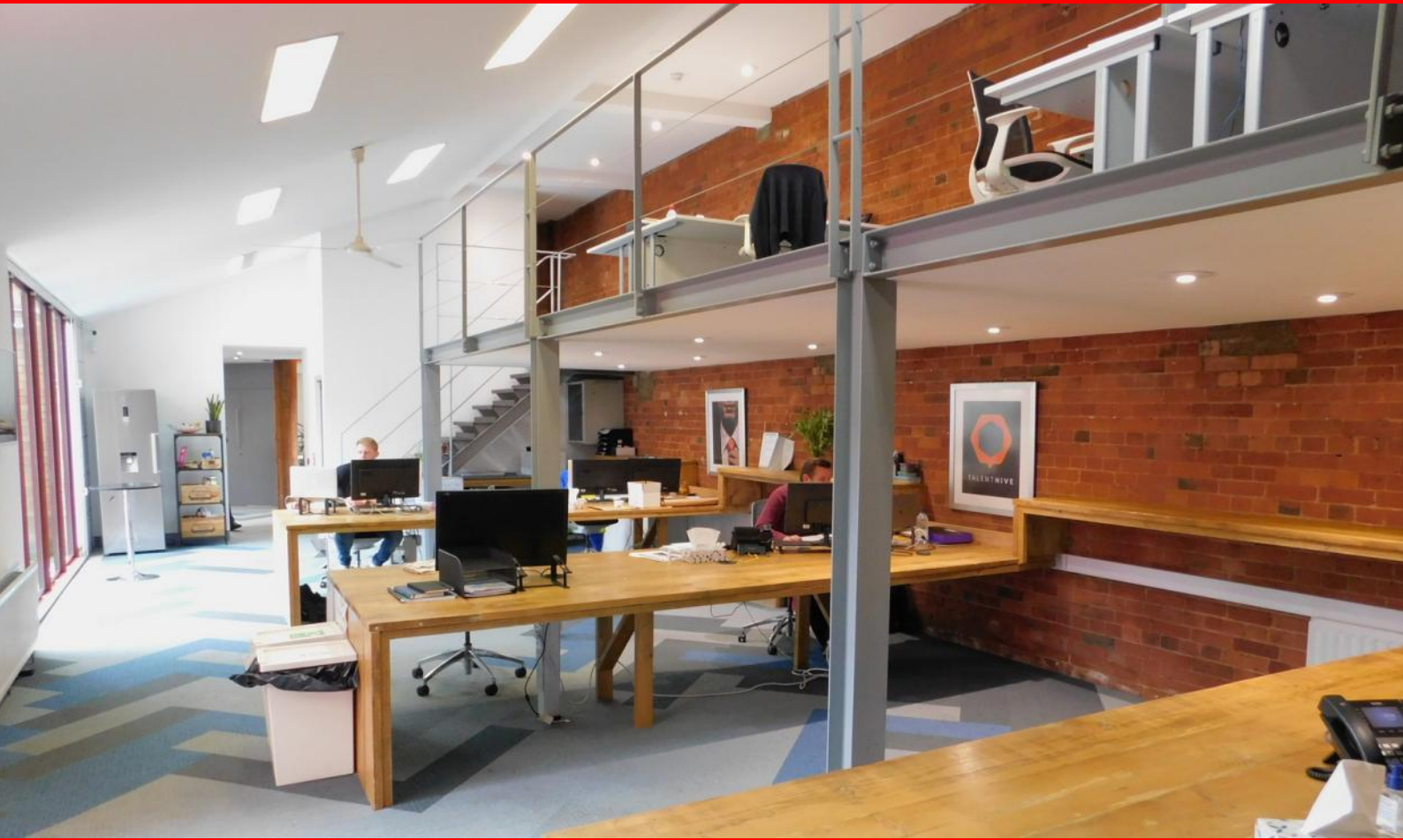


**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**MODERN OFFICE PREMISES c/w PARKING**



**FLAGHOUSE, 16 GRAHAM STREET,  
BIRMINGHAM, B1 3JR**

**1,700 SQ FT (157.9 SQ M)**

- PROMINENT LOCATION
- MODERN OFFICE
- OPEN PLAN ACCOMMODATION
- SECURE CAR PARKING

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 property is located on the corner of Graham St and Vittoria St in the popular area Jewellery Quarter district of Birmingham. It is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store. Both Great Hampton Street A41 and Icknield Street A4540 are close at hand, and provide access to all areas of Birmingham and the Midlands motorway network. Birmingham City Centre and all its amenities are easily accessible, approximately 15 minutes walk away.

## DESCRIPTION

The property is a single storey Grade II listed office building of brick built construction. The office accommodation is of open plan configuration split over two floors to include a reception area, meeting room and breakout space. Internally, the offices benefit from inset ceiling lights, air conditioning, perimeter trunking, intercom entry system, a kitchen and separate WC facilities. There are two secure car parking spaces available within the internal courtyard.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,700	157.9
<b>TOTAL</b>	<b>1,700</b>	<b>157.9</b>

## PLANNING

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

## SERVICES

We are advised all main services are connected.

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 £25,000 per annum exclusive, 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 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

Arjmand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

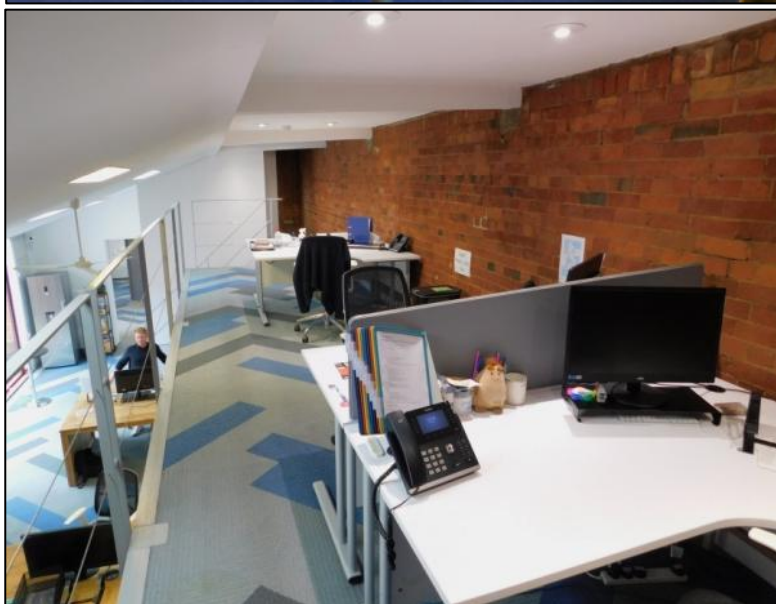
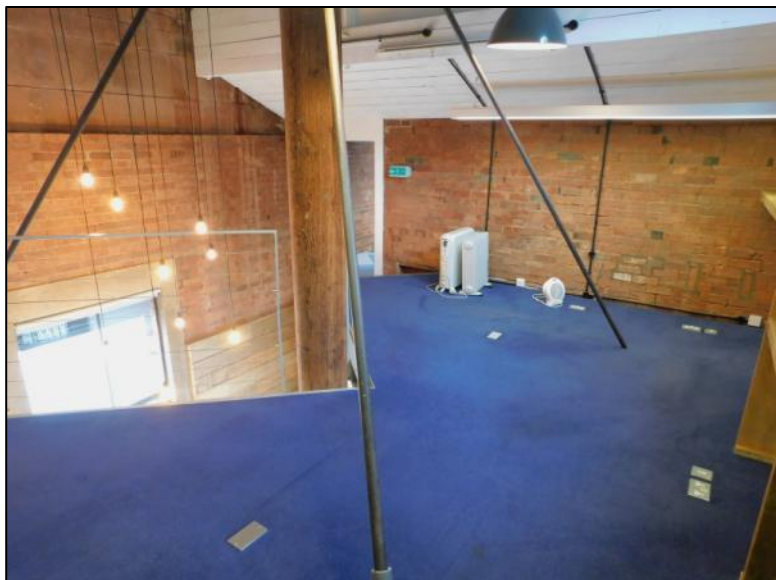
Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

Kiran Sagoo

Tel: 0121 285 3535

Mob: 07840 805 512

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



**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.