

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

FIRST FLOOR OFFICE ACCOMMODATION



**383 – 387 MOSELEY ROAD, BALSALL HEATH,
BIRMINGHAM, B12 9DD**

2,185 SQ FT (203 SQ M)

- FIRST FLOOR ONLY
- MAIN ROAD FRONTAGE
- FLEXIBLE TERMS
- SUITABLE FOR VARIOUS USES (STP)

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Moseley Road, just off the A4167 Highgate Road. The subject property is within easy reach of local amenities including a wide range of restaurants, shopping facilities, banks and public transport links. The popular A34 Stratford Road is in close proximity to the property and offers a wide assortment of shops. Birmingham City Centre is located approximately 2 miles north of the property.

DESCRIPTION

The property is a two storey brick built building surmounted by a flat roof. The available accommodation is on the first floor and internally benefits from concrete flooring, uPVC double glazed windows, gas central heating, WC and kitchen facilities. There is also car parking available after 6pm.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	2,185	203
TOTAL	2,185	203

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

The property is available at a rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £7,700. Rates payable will be in the region of £3,773 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

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