

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

SELF CONTAINED OFFICE SUITE



**UNIT 7, 133-137 NEWHALL STREET, BIRMINGHAM
B3 1SF**

391 – 1,140 SQ FT (36.3 – 105.9 SQ M)

- SELF CONTAINED OFFICE SUITE
- CAR PARKING AVAILABLE
- PROMINENT LOCATION
- FLEXIBLE TERMS

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

LOCATION

The property is situated in a prominent position fronting Newhall Street, which is located midway between Birmingham City Centre and St Paul's Square being a few minutes' walk of either location. 133-137 Newhall St is surrounded by excellent transport links to and from the city centre, being situated within 2 miles of Junction 6 of the M6 motorway via the Aston Expressway (A38) and Spaghetti Junction.

DESCRIPTION

The office suite is situated on the first floor and can be accessed from the main entrance fronting Newhall Street. Internally, there is a common reception area with a daytime concierge and lift access to the various floors. The accommodation has been partitioned to provide two self-contained office suites of open plan configuration. The suite benefits from fluorescent strip lighting, carpets, gas fired central heating and glazing to the side. The common area includes a kitchen facility and WC accommodation. Externally there is secure car parking for two vehicles.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PA)
Office Suite 7a	606	56.3	£12,000
Office Suite 7b	391	36.3	£10,000
Whole Office	1,140	105.9	£15,000

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 entire office suite is available at a quoting rent of £15,000 per annum exclusive of service charge, subject to contract. Additionally, each suite is available at a quoting rent of £10,000 & £12,000 per annum inclusive of service charge. Terms to be agreed.

SERVICE CHARGE

There is an annual service charge of £4,723.52 payable for the upkeep and maintenance of the communal area.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £5,800 & £4,300. Rates payable will be in the region of £2,894.20 per annum & 2,145.70 per annum respectively. Each suite may be eligible for small business rate relief.

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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