

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

FIRST FLOOR INDUSTRIAL UNITS



**FIRST FLOOR, 9 KENYON STREET, JEWELLERY
QUARTER, BIRMINGHAM, B18 6AR**

708 – 1,532 SQ FT (65.8 – 142.3 SQ M)

- FIRST FLOOR ONLY
- PROMINENT LOCATION
- SELF CONTAINED
- FLEXIBLE TERMS

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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 comprises a two storey premises of steel portal frame in construction with brick elevations. The vacant accommodation is available on the first floor which is accessed via a staircase to the rear. Internally, the units are self-contained and benefits from a mixture of both wooden and carpet flooring, plastered & painted walls, fluorescent strip lighting and WC facilities. Externally the property can be accessed via a metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor – Middle	708	65.8
First Floor – Rear	824	76.6
TOTAL	1,532	142.4

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

First Floor Rear is available at a rent of £7,200 per annum exclusive, subject to contract. Terms to be agreed.

First Floor Middle is available at a rent of £6,000 per annum exclusive, subject to contract. Terms to be agreed.

Both suits can be taken as a whole at a quoting rent of £13,200 per annum, subject to contract. Terms to be agreed.

BUSINESS RATES

The First Floor rear is currently listed within the 2017 rating listing as have a rateable value of £2,800. Rates payable will be in the region of £1,397.20 per annum. Small business rate relief may apply.

The First Floor Middle is currently listed within the 2017 rating listing as have a rateable value of £2,400. Rates payable will be in the region of £1,197.60 per annum. Small business rate relief may apply.

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.

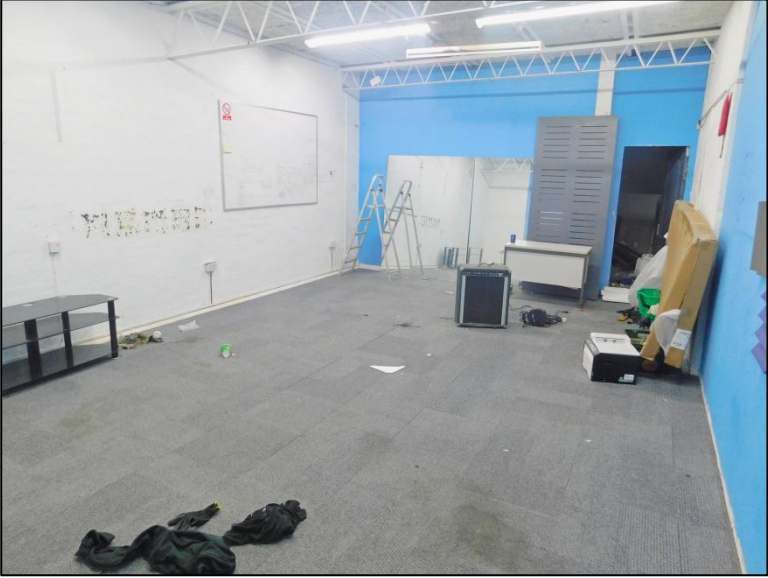
VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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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.