

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

First Floor Rear is available at a rent of £8,400 per annum exclusive, subject to contract. Terms to be agreed.

Both suits can be taken as a whole at a quoting rent of £15,600 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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