

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**FIRST & SECOND FLOOR OFFICES
WITH ON SITE CAR PARKING**



**CAMOMILE HOUSE, EDGBASTON
BIRMINGHAM, B15 1TP**

2,170 – 4,340 SQ FT (201.6 – 403.2 SQ M)

- PROMINENT FRONTAGE
- CAR PARKING AVAILABLE
- SELF-CONTAINED
- FLEXIBLE TERMS

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Warstone Lane
Jewellery Quarter
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LOCATION

The premises form part of the established office park known as The Apex. The scheme is situated adjacent to Five Ways Roundabout and is a short walk to Five Ways Railway Station, which provides a 3-minute cross city service to Birmingham New Street. The area is also well served by buses. The scheme is 5 miles from the M6, with excellent links to the M42, M5 and M40 motorways. Local amenities include restaurants, bars, coffee shops and the scheme is adjacent to a Morrisons Supermarket. The property is also close to several hotels including the Park Regis and The Marriott. This premises benefits from excellent transport links such as Five Ways Train Station which is located approximately 0.7 miles away from the subject premises

DESCRIPTION

Camomile House is a self-contained detached office building with private parking to the front of the building. The offices are easily accessible via the main front reception with both lift and staircase access. The office benefits from comfort cooling/ gas fired central heating, raised access floors, suspended ceilings with recessed CAT 2 lighting, double glazed powder coated windows, breakout/ kitchen facilities on each floor, WC facilities, lift access to all floors and 16 car parking spaces.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	2,170	201.6
Second Floor	2,170	201.6
TOTAL	4,340	403.2

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 on a leasehold basis at a quoting rent of £12.50 per sq ft per annum, subject to contract. Terms to be agreed.

SERVICE CHARGE

There is a service charge of £4.00 per sq ft for services provided by the landlord.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £31,000.00. Rates payable will be in the region of £15,469.00 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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