

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

SELF-CONTAINED  
MODERN OFFICE PREMISES



**10 TENBY STREET, JEWELLERY QUARTER  
BIRMINGHAM, B1 3AJ**

**1,436 SQ FT (133.4 SQ M)**

- MODERN PREMISES
- CHARACTER BUILDING
- SELF-CONTAINED
- FLEXIBLE TERMS

T: **0121 285 3535**  
F: **0121 285 3536**  
W: [masonyoung.co.uk](http://masonyoung.co.uk)  
E: [info@masonyoung.co.uk](mailto:info@masonyoung.co.uk)

6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB



## LOCATION

The property is situated in a prominent location on Tenby St North is located in the heart of Birmingham's vibrant Jewellery Quarter with easy access from Birmingham City Centre and the inner ring road with Junction 6 of the M6 motorway a short distance north-east and Junction 1 of the M5 to the north-west. The area has numerous public transport links including the Birmingham Metro Tram link. The Jewellery Quarter comprises a mix of office, retail, leisure and residential development with Tesco, Subway, Greggs, Barclays Bank and numerous bars and restaurants within a short walk of the subject premises.

## DESCRIPTION

The property is a mid-terraced building of brick built construction. Internally the premises provide a meeting room and a mezzanine floor providing additional open plan office accommodation. The ground floor offices are open plan and benefit from solid oak flooring, gas fired central heating, inset ceiling lights, a kitchen area and separate male/female WC accommodation. The meeting room is accessed via a sliding glass partitioned door and benefits from tiled flooring, gas fired central heating, inset ceiling lights and an under-stairs storage cupboard. The mezzanine floor is fully carpeted and benefits from gas fired central heating, suspended light points and network points.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	874	81.2
First Floor	562	52.2
<b>TOTAL</b>	<b>1436</b>	<b>133.4</b>

## PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

## SERVICES

We are advised all main services are connected.

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 £13,250.00. Rates payable will be in the region of £6,346.75 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

Arjamand Farooqui BSc (Hons)  
Tel: 0121 285 3535  
Mob: 07929 410 481  
Email: [af@masonyoung.co.uk](mailto:af@masonyoung.co.uk)

