

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

E: 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.

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
TOTAL	1436	133.4

PLANNING

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

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.

The property is available at a rent of £20,000 per annum exclusive, subject to contract. Terms to be agreed.

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 purchasina/leasina entity.

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@masonyouna.co.uk









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: (1) 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. (VII) 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. (VIII) 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.