

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**FIRST & SECOND FLOOR OFFICE SUITES**



**20 VITTORIA STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B1 3PE**

**1,901 – 4,170 SQ FT (176.6 – 387.4 SQ M)**

- 24 HOUR ACCESS
- SELF CONTAINED
- CHARACTER BUILDING
- ON SITE CAR PARKING

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is located on Vittoria Street in the heart of the Jewellery Quarter approximately a quarter of a mile north west of Birmingham City Centre and approximately 300 metres from St Pauls Square. Birmingham Middle Ring Road (A4540) is within a quarter of a mile and in turn provides access to all main arterial routes within the city, including the M6 motorway at junction 6 via the A38 (M) Aston Expressway.

This property is located inside of the Birmingham Clean Air Zone.

## **DESCRIPTION**

The property comprises of a three-storey terraced building with full height brick elevations and a pitched roof. Internally, the first and second floor accommodation benefits from carpet flooring, plastered and painted walls, light points, a kitchenette, shower room and WC facilities. Externally there is parking available within the secure courtyard.

## **ACCOMMODATION**

AREA	SQ FT	SQ M	RENT
First Floor Office	1,901	176.6	£25,350
Second Floor Office	2,269	210.8	£29,750
<b>TOTAL</b>	<b>4,170</b>	<b>387.4</b>	<b>£55,100</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.

## **SERVICE CHARGE**

A service charge is levied to cover the maintenance of the courtyard and the communal areas. This will be approximately £2,475 per annum.

## **TENURE/RENT**

Details of rents can be found in the accommodation table above. The suites can be taken as a whole or on a floor-by-floor basis. Terms to be agreed, subject to contract.

## **BUSINESS RATES**

The property is currently listed within the 2017 rating listing as have a rateable value of £32,750. Rates payable will be in the region of £16,342.25 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 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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