

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

## FIRST FLOOR OFFICES



**FIRST FLOOR, 83 SOHO ROAD,  
HANDSWORTH, BIRMINGHAM, B21 9SP**

**1,465 SQ FT (136.2 SQ M)**

- SELF-CONTAINED
- PROMINENT LOCATION
- MODERN PREMISES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located on the main A41 Soho Road and is close to Thornhill Road. The A41 being a main arterial route from Birmingham City Centre to Junction 1 of the M5 Motorway. The local area consists of a high density of ethnic food stores and businesses. Birmingham City Centre is located approximately 2 miles south east of the subject premises with the M5 motorway located approximately 2 miles north west.

## DESCRIPTION

The property comprises a three storey mixed use building of brick built construction surmounted by a pitched tiled roof. Internally the property consists of various office suites arranged over the first floor. The office suites benefit from carpets, plaster & painted walls and ceiling, light points, UPVC double glazing, WC & kitchen facilities. There is also a stairlift leading up to the first floor.

## ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	1,465	136.2
<b>TOTAL</b>	<b>1,465</b>	<b>136.2</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 £16,500 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

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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