

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**FIRST FLOOR OFFICE WITH  
ON SITE CAR PARKING**



**6 VINE TERRACE, HIGH STREET, HARBORNE,  
BIRMINGHAM, B17 9PU**

**436 SQ FT (40.5 SQ M)**

- ONE CAR PARKING SPACE
- MODERN OFFICE ACCOMMODATION
- SELF-CONTAINED BUILDING
- ESTABLISHED LOCATION

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**6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB**

## LOCATION

Located within a modern courtyard, with access directly off Harborne High Street. The High Street includes many independent and national retailers and includes Waitrose, Cafe Nero and Sabai Sabai. The property is approximately 1 mile from the Queen Elizabeth Hospital and 1.2 miles from the University of Birmingham. Harborne is an affluent suburb to the south west of Birmingham, approximately 4.3 miles from the city centre.

## DESCRIPTION

The property comprises a two storey office constructed with brick elevations and surmounted by a pitched slate roof. The property comprises open plan offices, meeting room, kitchenette and male and female WC facilities. Internally the property benefits from double glazed uPVC windows, recessed CAT 2 lighting, suspended ceilings, gas fired central heating and air conditioning. The office has one allocated parking space.

## ACCOMMODATION

| AREA         | SQ FT      | SQ M        |
|--------------|------------|-------------|
| First Floor  | 436        | 40.5        |
| <b>TOTAL</b> | <b>436</b> | <b>40.5</b> |

## 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 gas, electric and water. 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 quoting rent of £12,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £9,600. Rates payable will be in the region of £4,790 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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