

GROUND FLOOR OFFICE WITH  
ON SITE CAR PARKING



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

**534 SQ FT (50 SQ M)**

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

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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
Ground Floor	534	50
<b>TOTAL</b>	<b>534</b>	<b>50</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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