

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**THREE STOREY OFFICE BUILDING  
WITH CAR PARKING**



**35 VITTORIA STREET, JEWELLERY QUARTER,  
BIRMINGHAM, B1 3ND**

**1,516 SQ FT (140.8 SQ M)**

- CAR PARKING
- SELF CONTAINED
- MODERN PREMISES
- PROMINENT LOCATION

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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 some 300 metres from St Pauls Square. Birmingham Middle 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 the Birmingham Clean Air Zone.

## DESCRIPTION

The property comprises of a self-contained mid-terraced three storey Grade II listed buildings of brick-built construction surmounted by a pitched slate roof. Internally the building has been subdivided to create a variety of rooms over three floors. The building benefits from plaster & painted walls, inset ceiling light points, wooden floors, wooden framed windows, gas fired central heating, power points, a kitchen & WC facilities. There is also one secure car parking space allocated within the car park to the rear.

## ACCOMMODATION

AREA	SQ FT	SQ M
35 Vittoria Street	1,516	140.8
<b>TOTAL</b>	<b>1,156</b>	<b>140.8</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.

## SERVICE CHARGE

There is a service charge to cover services provided by the landlord to include buildings insurance & upkeep and maintenance of the communal areas.

## ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

## TENURE/RENT

The property is available on a leasehold basis at a quoting rent of £20,000 per annum exclusive.

## 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 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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