

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

**GROUND FLOOR OFFICES
WITH CAR PARKING**



**35 & 37 VITTORIA STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3ND**

329 – 672 SQ FT (30.6 – 62.4 SQ M)

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

T: **0121 285 3535**
F: **0121 285 3536**
W: **masonyoung.co.uk**
E: **info@masonyoung.co.uk**

**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 two self-contained mid-terraced three storey Grade II listed buildings of brick-built construction surmounted by a pitched slate roof. Internally the two buildings have 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 secure car parking located within the site for two vehicles, one for each building.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PAX)
35 Vittoria Street	329	30.6	£10,000
37 Vittoria Street	343	31.8	£10,000
TOTAL	672	62.4	£20,000

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 ground floor property is available as a whole at a rent of £20,000 per annum exclusive.

Alternatively, each ground floor is available to rent separately at a rent of £10,000 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 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

Arjamand Farooqui BSc (Hons)
Tel: 0121 285 3535
Mob: 07929 410 481
Email: af@masonyoung.co.uk

