

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**FIRST FLOOR MODERN
SELF-CONTAINED OFFICES**



**FIRST FLOOR, 27 FREDERICK STREET, JEWELLERY
QUARTER, BIRMINGHAM, B1 3HH**

1,708 SQ FT (158 SQ M)

- MAIN ROAD FRONTAGE
- PROMINENT LOCATION
- CAR PARKING TO FRONT
- FULLY REFERBISHED

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

LOCATION

The property is located on a prominent position close to the Chamberlain Lock in the heart of the Jewellery Quarter. It is situated only a short walk from all major public transport links and local amenities including high street banks, post office and Tesco Express store. Both Great Hampton Street A41 and Icknield Street A4540 are close at hand, and provide access to all areas of Birmingham and the Midlands motorway network. Birmingham City Centre and all its amenities are easily accessible, approximately 15 minutes' walk away.

DESCRIPTION

The property is a grade II listed building of brick built construction and comprises a first floor with office suites of open plan accommodation. The available accommodation is on the first floor and is refurbished to provide carpets, plaster & painted walls and ceilings, gas central heating, fluorescent strip lighting, power points, kitchen & WC facilities. There is one car parking space available at the front of the premises.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	1,708	158
TOTAL	1,708	158

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 mains gas, water and (three phase) electricity.

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 £25,000 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 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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