

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**THREE STOREY OFFICE BUILDING WITH
ON SITE CAR PARKING**



**PARK HOUSE, PARK LANE, HANDSWORTH
BIRMINGHAM, B21 8LE**

2,670 - 8,010 SQ FT (242 - 726 SQ M)

- FLEXIBLE TERMS
- MODERN PREMISES
- CLOSE TO MOTORWAY NETWORK
- ON SITE CAR PARKING

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**6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The premises are located on Park Lane in West Bromwich that is linked to the Birmingham Road, which in turn connects to both West Bromwich Town Centre and Birmingham City Centre. The property is surrounded by industrial and retail premises and is close to West Bromwich Albion Football Stadium. It is also conveniently located less than a mile from junction one of the M5.

DESCRIPTION

Park House is a traditional office building which is located on the border of West Bromwich and Handsworth and is going under major refurbishment to provide a range of offices with plastered and painted walls and ceilings with inset lighting and laminate floor coverings, double glazed windows with separate kitchen and WC facilities. Onsite parking is available.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	2,670	242
First Floor	2,670	242
Second Floor	2,670	242
TOTAL	8,010	726

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 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.

SERVICE CHARGE

A service charge will be applicable to the communal areas.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The property is available at a rent of £10 per sq ft 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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