

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GRADE II LISTED
SELF-CONTAINED OFFICES**



**54 NEWHALL STREET, CITY CENTRE,
BIRMINGHAM, B3 3QG**

3,793 SQ FT (352 SQ M)

- CITY CENTRE LOCATION
- SELF CONTAINED OFFICES
- CHARACTER BUILDING
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position fronting the southern side of Newhall Street, near to its junction with Cornwall Street, in the heart of Birmingham's Business District. The property is in close proximity to Snow Hill Station, New Street Station, The Jewellery Quarter and Colmore Row, whilst the main retail district including Grand Central and the Bull Ring are all within close walking distance. Birmingham's inner ring road, Great Charles Street, is located close by, which intern provides access to the A38M and the national motorway network via junction 6 of the M6 motorway.

DESCRIPTION

The property comprises an inner terrace Grade II Listed self-contained office building, dating from circa. 1900 of brick construction with stone dressings and part slate part tile roof. The accommodation extends over four floors plus a basement, the premises have served as offices for a well-established law firm for many years, but was originally built as a dental practice. Internally, the accommodation which requires modernisation and upgrading, retains its original cellular nature. Finishes are generally painted wallpaper walls, plastered and painted ceilings and carpet covering to office areas. The accommodation has gas fired central heating and there are various kitchens & WC facilities located within the building.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT PAX
Basement	780	72	£13,500
Ground Floor	946	88	£16,500
First Floor	918	85	£16,000
Second Floor	644	60	£11,250
Third Floor	506	47	£8,900
TOTAL	3,793	352	

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.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

The whole property is available on a leasehold basis at a quoting rent of £60,000 per annum exclusive, subject to contract. Alternatively, the property can be taken on a floor-by-floor basis, rental details as per the table above. 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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