

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

GROUND FLOOR FRONT OFFICE SUITE



**GROUND FLOOR FRONT, THE MANSION, 27
FREDERICK STREET, JEWELLERY QUARTER,
BIRMINGHAM, B1 3HH**

1,000 SQ FT (92.9 SQ M)

- MAIN ROAD FRONTAGE
- GROUND FLOOR OFFICE SUITE
- CAR PARKING TO THE FRONT

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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.

This property is located inside the Birmingham Clean Air Zone.

DESCRIPTION

The property is a grade II listed building of brick-built construction. The available accommodation is on the ground floor and internally benefits from laminate flooring, plastered and painted walls, perimeter trunking, a mixture of fluorescent strip and spot lighting, gas central heating, kitchen and WC facilities. There is one car parking space available at the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,000	92.9
TOTAL	1,000	92.9

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 property is available at a rent of £12,000 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £5,900.00. Rates payable will be in the region of £2,944.10 per annum.

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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