

MASON YOUNG

PROPERTY CONSULTANTS ■

TO LET

**SELF-CONTAINED
MODERN OFFICE SUITE**



**UNIT 5, 133-137 NEWHALL STREET,
BIRMINGHAM, B3 1SF**

1,296 SQ FT (120.4 SQ M)

- PROMINENT LOCATION
- SELF-CONTAINED
- SECURE PARKING AVAILABLE
- FLEXIBLE TERMS

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 situated in a prominent position fronting Newhall Street, which is located midway between Birmingham City Centre and St Paul's Square being a few minutes' walk of either location. 133-137 Newhall Street is surrounded by excellent transport links to and from the city centre, being situated within 2 miles of Junction 6 of the M6 motorway, the Aston Expressway and Spaghetti Junction.

DESCRIPTION

The office suite is situated on the lower ground floor and can be accessed from the main entrance fronting Newhall Street. Internally, there is a common reception area with a daytime concierge and lift access to the various floors. The accommodation is self-contained and benefits from open plan office accommodation, private meeting rooms, CAT 2 lighting and wall mounted lights, wood effect flooring, gas fired central heating and glazing to the side. The common area includes a kitchen facility and WC accommodation. Secure car parking is available by separate negotiation.

ACCOMMODATION

AREA	SQ FT	SQ M
Office	1,296	120.4
TOTAL	1,296	120.4

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.

SERVICE CHARGE

There is a service charge to cover services provided by the landlord which is approximately £6.03 per sq ft plus VAT..

TENURE/RENT

The property is available at a rent of £17,500 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 £6,600. Rates payable will be in the region of £3,234 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

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



Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.