

# MASON YOUNG

PROPERTY CONSULTANTS

# TO LET

REFURBISHED SELF-CONTAINED  
OFFICES WITH CAR PARKING



**SECOND FLOOR, PINNACLE HOUSE,  
8 HARBORNE ROAD, EDGBASTON, B15 3AA**  
**2,752 SQ FT (255.7 SQ M)**

- FLEXIBLE TERMS
- MODERN OFFICES
- PROMINENT LOCATION
- 6 CAR PARKING SPACES

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## LOCATION

Pinnacle House is situated off Harborne Road Edgbaston, an established business centre to the west of Birmingham City Centre. The building is close to Five Ways, Brindley Place and Broadway Plaza. Five Ways junction forms part of the city's ring road which gives easy access to the city centre via Broad Street and the M6 motorway via the A38M. Five Ways train station is located towards the east whilst Birmingham New Street station is approximately 2 miles distant. The nearby Hagley Road, (A456) is a main arterial route linking central Birmingham with J3 of the M5 which is approximately 3 miles distant.

## DESCRIPTION

Pinnacle House occupies a commanding position fronting Harborne Road within a modern office development situated between Harborne Road and Calthorpe Road. The subject suite is located on the second floor and has recently been refurbished to provide contemporary office space with an open plan arrangement. A glass partitioned board room has been created within the space and several breakout areas have also been installed for informal meeting space. A fitted kitchen/lounge area has also been installed along with separately accessed toilets for exclusive use of the suite. The office benefits from a modern fit out including: passenger lift access, air conditioning, carpet flooring, perimeter power, CAT 6 data cabling, suspended ceiling with inset lighting and 6 car parking spaces.

## ACCOMMODATION

AREA	SQ FT	SQ M
Second Floor	2,752	255.7
<b>TOTAL</b>	<b>2,752</b>	<b>255.7</b>

## PLANNING

We understand the property has consent for Use Class B1 (a) Offices.

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 by means of a lease assignment, which has approximately 3 years remaining. The passing rent is £35,766 per annum exclusive, subject to contract. Terms to be agreed.

## SERVICE CHARGE

A service charge of £4 per sq ft is levied to cover the cost of maintenance and upkeep of communal areas & common services.

## BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £19,500. Rates payable will be in the region of £9,730.3 per annum. Small business rates relief may apply.

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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