

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**FIRST FLOOR MODERN
SELF-CONTAINED OFFICE SUITE**



**SUITE 2, AVEBURY HOUSE, 55 NEWHALL ST
BIRMINGHAM, B3 3RB
932 SQ FT (86.6 SQ M)**

- RECENTLY REFURBISHED
- PROMINENT LOCATION
- INSIDE CLEAN AIR ZONE
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The property lies at the heart of Birmingham's business district, on Newhall Street, close to the junction with Great Charles Street Queensway. Snow Hill and New Street railway stations are within walking distance and only a 5-minute drive from junction 6 of the M6 and 20 minutes from junction 6 of the M42 which provides direct access to the wider motorway network including the NEC, Birmingham International Airport and Birmingham International Railway Station.

DESCRIPTION

The premises comprise of an attractive four storey character building of red brick construction with a white concrete façade. The property comprises of various office suites arranged over the upper floors which are accessed via glazed aluminium doors off the main Newhall Street. Internally the office suite benefits from suspended ceilings incorporating CAT 2 lighting, air conditioning, perimeter trunking, a board room, a kitchenette and intercom entry system. There is lift access to all floors and WC facilities located on each floor.

ACCOMMODATION

AREA	SQ FT	SQ M
Suite 2	932	86.6
TOTAL	932	86.6

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 £15,000 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

We understand that a service charge is to be levied to cover the cost of services provided by the landlord.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £8,500 Rates payable will be in the region of £4,241.5 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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