

**THREE STOREY
OFFICE PREMISES**



**4 SOVEREIGN COURT, 8 GRAHAM STREET,
JEWELLERY QUARTER, BIRMINGHAM, B1 3JR**
2,343 SQ FT (217.7 SQ M)

- THREE STOREY OFFICE WITH SECURE PARKING
- SUITABLE FOR RE-DEVELOPMENT (STPP)
- PROMINENT LOCATION
- FREEHOLD TITLE

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position on Graham Street in the heart of Birmingham's historic and vibrant Jewellery Quarter close to the Jewellery Quarter Metro and Railway Station. Graham Street provides direct access to Frederick Street which leads on to Warstone Lane and Vyse Street, providing a direct route into Birmingham City Centre, which is located approximately ¼ mile southeast. Graham Street allows convenient access to the middle ring road providing access to the A38(M) Aston Expressway, approximately 1 ¼ miles to the east, providing access to J6 of the M6 Motorway at Spaghetti Junction. The property is within close proximity to St Paul's Square.

DESCRIPTION

The property comprises of a mid-terraced, self-contained, three storey office building of brick construction surmounted by a pitched tiled roof. Internally, the offices are arranged over three floors and benefit from tiled floors, gas fired central heating, air conditioning, suspended ceilings incorporating CAT 2 lighting, fluorescent strip lights, power points, network points, alarm, intercom entry system, a kitchen area and separate WC facilities. Externally there is parking for 4 vehicles in the rear courtyard.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	782	72.6
First Floor	780	72.5
Second Floor	781	72.6
TOTAL	2,343	217.7

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 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/PRICE

The freehold interest is available at a quoting price of £600,000 subject to contract.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as having a rateable value of £19,000. Rates payable will be in the region of £9,481 per annum respectively.

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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