

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

GROUND & FIRST FLOOR OFFICE PREMISES



**4 SOVEREIGN COURT, 8 GRAHAM STREET,
JEWELLERY QUARTER, BIRMINGHAM, B1 3JR**
629 - 1,420 SQ FT (58.4 - 131.9 SQ M)

- ESTABLISHED LOCATION
- 2 CAR PARKING SPACES
- SUITABLE FOR A VARIETY OF USES
- AVAILABLE INDIVIDUALLY OR COMBINED

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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 the A38(M) Aston Expressway, approximately 1¼ miles to the east, thus providing access to J6 of the M6 Motorway at Spaghetti Junction. The property is within close proximity of 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 slate roof. Internally, the offices 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, each floor is provided with parking for 1 vehicle within the courtyard.

ACCOMMODATION

| AREA | SQ FT | SQ M | RENT (PAX) |
|--------------|--------------|--------------|----------------|
| Ground Floor | 629 | 58.4 | £13,500 |
| First Floor | 791 | 73.5 | £12,000 |
| TOTAL | 1,420 | 131.9 | £25,500 |

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 property is available on a leasehold basis, subject to contract. Terms to be agreed. The ground and first floor can be taken on as a whole or on an individual basis. All rents are detailed in the table above.

BUSINESS RATES

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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