





# 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  $\frac{3}{4}$  mile southeast. Graham Street allows convenient access to the middle ring road providing access the A38(M) Aston Expressway, approximately  $\frac{1}{4}$ 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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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. (iii) all descriptions, dimensions, references to condition and necessary permissions for use and accupation together with all other details are given in good faith and are believed to be correct. However, any intending gurchasers or tenants should not rely upon them as statements or representations of fat and must attisfy themselves by inspection or otherwise as to the correct. However, any intending gurchasers or tenants should not rely upon them as statements or representations of fat and must attisfy themselves by inspection or otherwise as to the constructed and to variantly in given or implicit as to their availability, adequays, conditions or effectivenes; (IV) unless of themselves and rentals quoted are exclusive of any Value Added Tax to which them may be subject. (VII) Mason Young bare on that the opportuny to inspect any title documentation and intending gurchasers or tenants should verify the information through their legal advisor. (VIII) Information on Town & Country planning matters and Rating matters and entailing gurchasers or tenants should verify the information through their legal advisor. (VIII) Information on Town & Country planning matters and Rating matters and Rating matters and Rating matters and Rating gurchasers or tenants should verify the information through their legal advisor. (VIII) Information on Town & Country planning matters and Rating m