

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

FIRST FLOOR OFFICES
WITH ON SITE CAR PARKING



1577-1579 BRISTOL ROAD SOUTH, REDNAL,
BIRMINGHAM, B45 9UA

1,418 SQ FT (131.7 SQ M)

- FLEXIBLE TERMS
- SELF-CONTAINED
- PROMINENT LOCATION
- CAR PARK TO THE REAR

T: 0121 285 3535
F: 0121 285 3536
W: masonyoung.co.uk
E: info@masonyoung.co.uk

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property occupies a prominent position fronting the A38 Bristol Road South in the Rednal area of Birmingham. The property is conveniently situated for access to Birmingham City Centre located approximately 8.6 miles north from the subject premises. The surrounding area is predominantly residential; however, the property does benefit from local retailers located in smaller retail parades. Longbridge Train Station is located approximately 0.5 miles east, providing regular links into Birmingham City Centre.

DESCRIPTION

The property comprises of a two-storey detached brick-built building surmounted by a pitched tiled roof. Internally, the first-floor offices benefit from a solid floor with carpet covering, plastered and painted walls, suspended ceiling with LED and CAT 2 lights, warm air heating system, kitchen and separate WC facilities. Externally, the property benefits from 8-10 car parking spaces and a shared entrance to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	1,418	131.7
Total	1,418	131.7

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 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 on a leasehold basis at a quoting rent of £14,500 per annum exclusive, subject to contract. Terms to be agreed.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £13,500. Rates payable will be in the region of £6,736.5 per annum.

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

Arjamand Farooqui BSc (Hons)

Tel: 0121 285 3535

Mob: 07929 410 481

Email: af@masonyoung.co.uk

