

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**THREE STOREY OFFICE PREMISES  
WITH ON SITE CAR PARKING**



**7 PORTLAND ROAD, EDGBASTON,  
BIRMINGHAM, B16 9HN**

**3,240 SQ FT (301 SQ M)**

- CAR PARKING PREMISES
- VARIETY OF USES (STP)
- MODERN PREMISES
- SELF-CONTAINED

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The building is situated on Portland Road close to the junction with Hagley Road. Edgbaston's business district is on hand, as are associated leisure facilities and Birmingham City Centre is just a mile away. Access to public transport is excellent with various bus routes passing Hagley Road. Five Ways train station is located nearby, as in Birmingham New Street mainline station is easily accessible, located in the city centre.

## DESCRIPTION

The premises comprise a three-storey mid terraced building of brick-built construction surmounted by a pitched tiled roof with the vacant accommodation being on the ground floor. Internally the property benefits from tiled floors, plastered and painted walls, fluorescent strip lights, gas central heating, and a kitchen & WC facility. Externally, the property benefits from a shop front.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,163	108.1
First Floor	828	77
Second Floor	906	84.2
Basement	343	31.9
<b>Total</b>	<b>3,240</b>	<b>301.2</b>

## 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 £60,000 per annum exclusive, subject to contract. Terms to be agreed.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £40,500. Rates payable will be in the region of £20,209.50 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

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