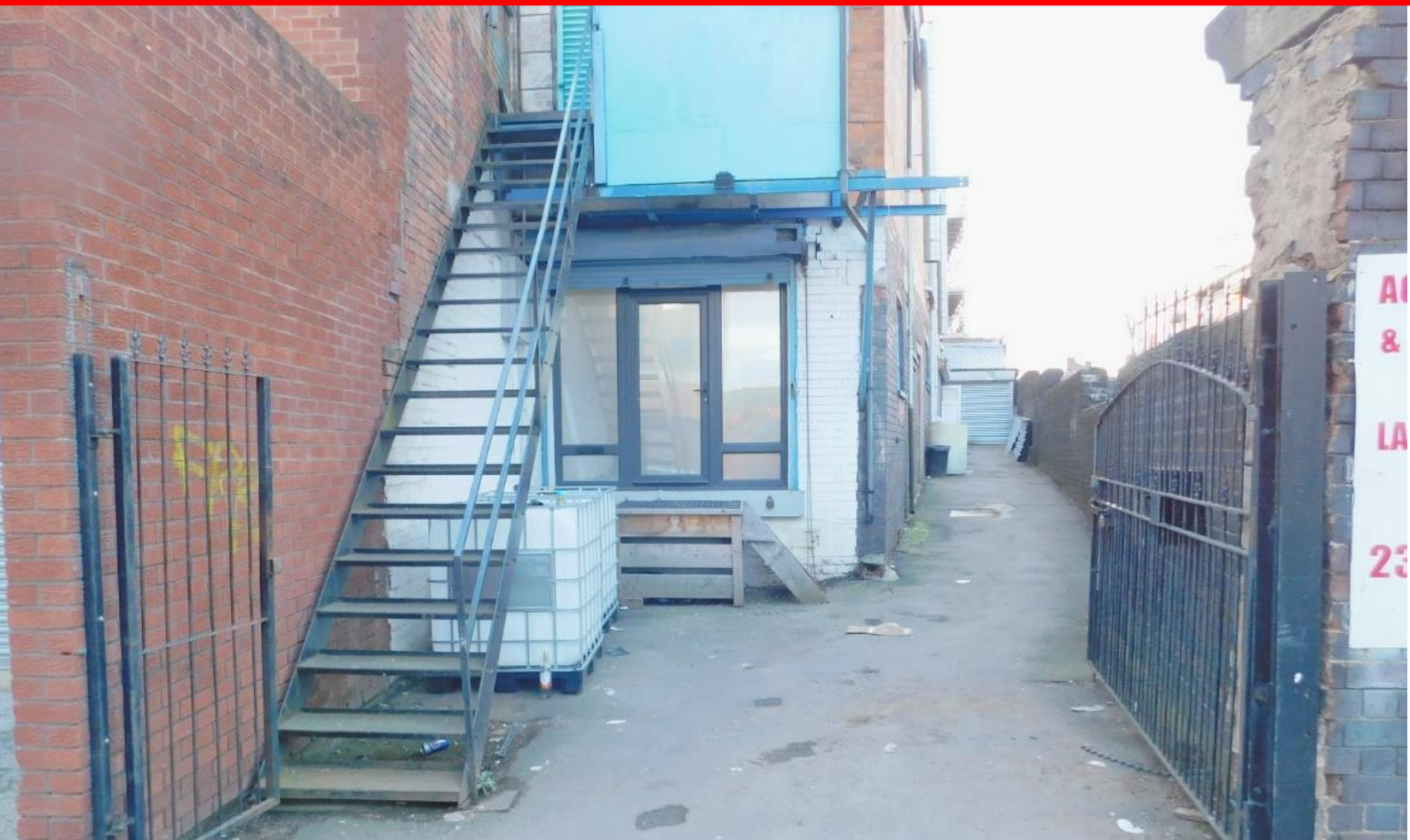


**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**GROUND FLOOR
INDUSTRIAL PREMISES**



**GROUND FLOOR, 9 KENYON STREET, JEWELLERY
QUARTER, BIRMINGHAM, B18 6AR**

1,378 SQ FT (128 SQ M)

- INSIDE THE CLEAN AIR ZONE
- PROMINENT LOCATION
- SELF-CONTAINED
- FLEXIBLE TERMS

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

6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Kenyon Street, just off Great Hampton St, in between the famous Jewellery Quarter and the historic St. Pauls Square. The B4100 is located within walking distance and is a main arterial route leading into the City and to Junction 1 of the M5 motorway. There are excellent transport links all located within walking distance.

This property is located inside the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises of a ground floor industrial unit within a two storey industrial property, which is of steel portal frame construction with brick elevations. Internally the premises benefits from wooden flooring, plastered & painted walls & ceilings, three phase electricity, wall mounted electric heaters, fluorescent strip lighting, alarm, a kitchenette and WC facilities. Externally there is a manual roller shutter to the front.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,378	128
TOTAL	1,378	128

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 three phase 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 £12,000 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 £7,800. Rates payable will be in the region of £3,892.20 per annum. The property may be eligible for small business rates relief.

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

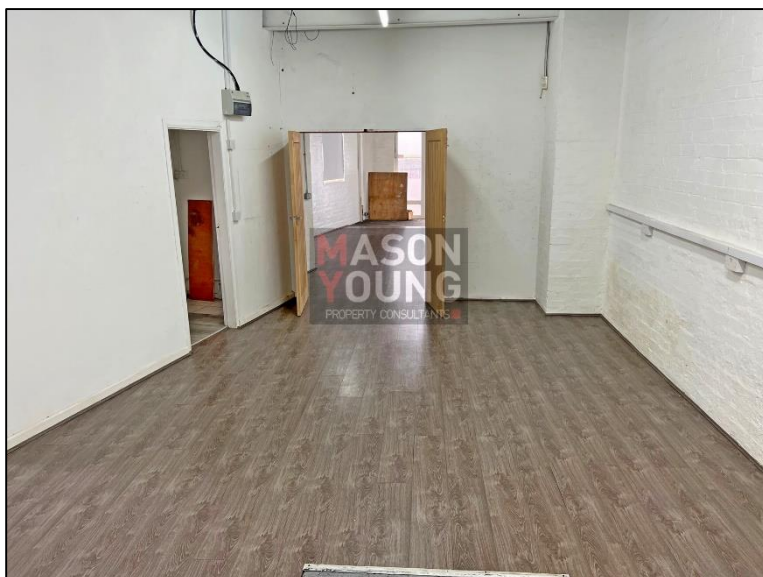
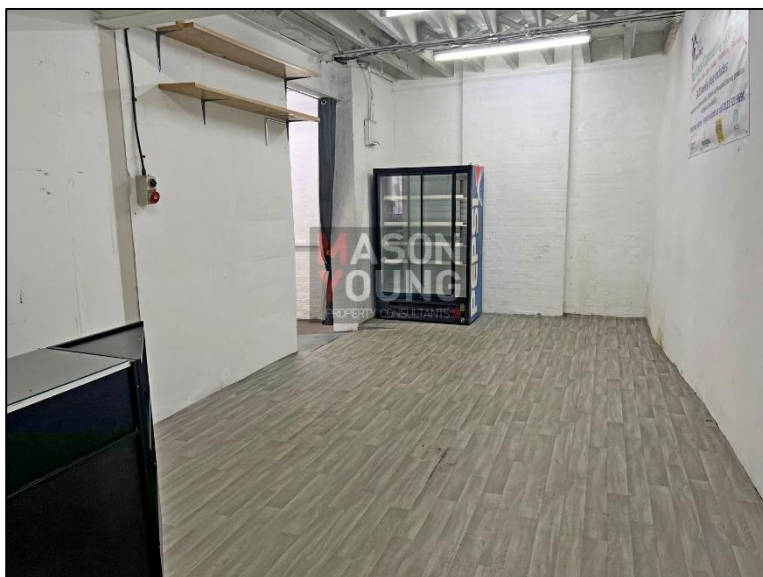
Each party to be responsible for their own legal costs incurred during this transaction.

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



**MASON
YOUNG**
PROPERTY CONSULTANTS

0121 285 3535
www.masonyoung.co.uk