

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

**TWO STOREY SELF-CONTAINED
OFFICE BUILDING WITH CAR PARKING**



**214C HAGLEY ROAD, EDGBASTON,
BIRMINGHAM, B16 9PH**

1,120 SQ FT (104.1 SQ M)

- PROMINENT LOCATION
- CAR PARK AVAILABLE
- SELF-CONTAINED
- CHARACTER BUILDING

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
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LOCATION

The premises occupy a convenient, prominent location fronting the southern side of the Hagley Road (A456), the main vehicular route from the west of the city, linking the city centre to Junction 3 of the M5 motorway approximately 3 miles distance. Approximately 1.5 miles distant is the major Five Ways intersection giving easy access onto the ring road system and more outlying areas. Nearby public transport routes run in the vicinity with Harborne, Edgbaston and Bearwood centres close at hand.

DESCRIPTION

The property forms part of an attractive office scheme comprising of several Regency style period buildings in a mature landscaped setting. The property comprises a two-storey building of brick-built construction surmounted with a pitched tiled roof. Internally the property has been refurbished to a high standard and benefits from carpets, laminate flooring, inset ceiling lights, CAT 5 cabling, gas fired central heating, a kitchen, ground & first floor WC facilities and a patio area to the rear. Externally there are car parking spaces for several vehicles situated to the front of the building.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	565	52.5
First Floor	555	54.6
Total	1,120	104.1

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICE CHARGE

We understand that an estate charge is to be levied to cover the cost of services provided.

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 £18,000 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 £18,250. Rates payable will be in the region of £9,106.75 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 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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