

**MASON
YOUNG**

PROPERTY CONSULTANTS ■

TO LET

**GROUND & FIRST FLOOR
OFFICE PREMISES**



**UNIT 7 THE CLOISTERS, 11-12 GEORGE ROAD,
EDGBASTON, BIRMINGHAM, B15 1NP**

1,736 SQ FT (161 SQ M)

- ESTABLISHED OFFICE LOCATION
- CAR PARKING AVAILABLE
- OUTSIDE CLEAN AIR ZONE
- SELF-CONTAINED

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on George Road, on the prestigious Calthorpe Estate in Edgbaston. Birmingham City Centre is approximately 1½ miles east. George Road is in close proximity to both the A456 Hagley Road as well as the A4540 Islington Row Middleway. The property benefits from regular bus routes. Five Ways Train Station is in close proximity. The area is an established office, retail and residential location.

DESCRIPTION

The subject property comprises a two-storey office building of traditional brick construction looking onto the central courtyard. The ground floor opens into a reception area with reception desk and cellular offices, a large kitchen and WC facilities. The first floor comprises further office space with an open plan arrangement. The property has been fully refurbished and benefits from a mix of carpet and laminate floor covering, plastered and painted walls, suspended ceiling with LED lighting, power and data points, intercom entry system, double glazed windows and gas central heating. Externally, the property benefits from 4 car parking spaces.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	508	47.2
First Floor	1,228	114
Total	1,736	161

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 £25,000 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

We are advised that the service charge will be approximately £2,400 per annum.

We understand there is a Virgin Media Lease line in place at the premises for £250 pcm plus VAT.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £29,500. Rates payable will be in the region of £14,720.50 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 elected for VAT.

LEGAL COSTS

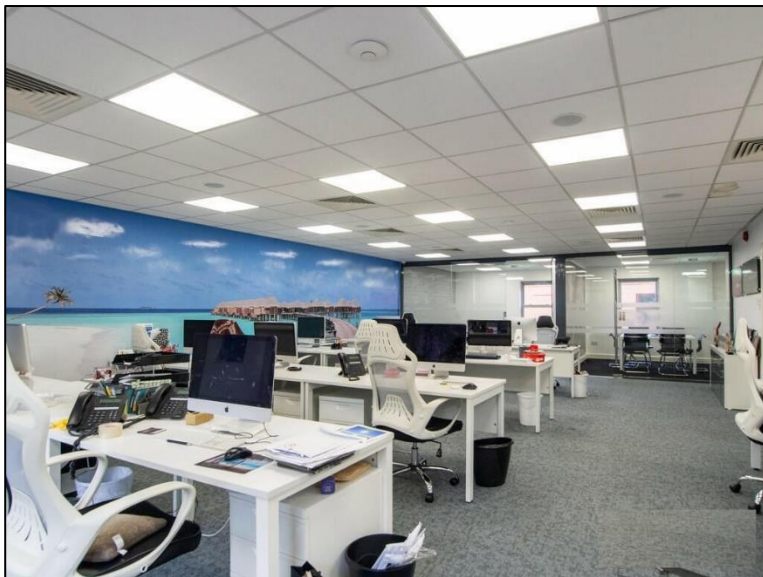
Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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