

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

T: 0121 285 3535 F: 0121 285 3536 W: masonyoung.c

W: <u>masonyoung.co.uk</u>
E: info@masonyoung.co.uk

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.

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

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

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.

We understand that the property is elected for VAT.

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

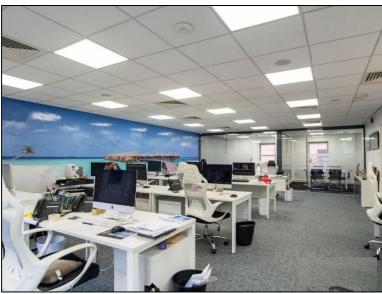
VIEWING

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









Property Misrepresentation Act: Mason Young Property Consultants for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (I) these particulars are for guidance only and do not constitute any part of an offer or contract. (II) all descriptions, dimensions, references to condition and necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (III) no person in the employment of Mason Young Ltd or any joint agents has any authority to make or give any representation or warranty whatsoever in relation to this property. (IV) reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness. (V) unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. (VI) Mason Young have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify the information through their legal advisor. (VII) information on Town & Country planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written information thereof. (VIII) No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/ tenants should satisfy themselves on the above matters through enquiries of their Surveyor/ Solicitor. (IX) Mason Young Property Consultants is the trading name of Mason Young Ltd.