

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

FIRST FLOOR OFFICE SPACE



**14A COLES LANE, SUTTON COLDFIELD,
WEST MIDLANDS, B72 1NE**
371 SQ FT (34.5 SQ M)

- FLEXIBLE TERMS
- SHARED ACCESS
- CAR PARK TO REAR
- ESTABLISHED LOCATION

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is conveniently situated close to its junction with Holland Road. The property is situated in a parade which includes a convenience store, insurance brokers and barbers. Other occupiers within close proximity include Boots Chemist and Ashwood Veterinary Clinic. Sutton Coldfield Town Centre is within close proximity and provides access to all local amenities. Sutton Coldfield is well placed to the north of Birmingham City Centre with good access to the Midlands Motorway Network including the M6 Toll and M42 motorways. In addition, the town is on the cross-city railway line providing regular train services to Birmingham City Centre, Lichfield and Redditch from Sutton Coldfield railway station which is located approximately 0.9 miles from the subject premises.

DESCRIPTION

The property comprises of a two-storey end-terraced brick-built building surmounted by a pitched tiled roof. Internally, the first-floor offices benefit from a solid floor with laminate covering, plastered and painted walls and ceiling with inset lights, gas central heating, perimeter power sockets, uPVC double glazed windows, intercom entry system, shared kitchen and WC facilities.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	371	34.5
Total	371	34.5

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 £8,400 per annum exclusive, subject to contract. Terms to be agreed.

SERVICE CHARGE

We are advised that a service charge of £600 per annum will be levied.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £5,700. Rates payable will be in the region of £2,844.30 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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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.