

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**FIRST FLOOR OFFICE PREMISES**



**SUITE 26, 50-54 ST PAULS SQUARE,  
BIRMINGHAM, B3 1QS**

**492 SQ FT (45.7 SQ M)**

- INSIDE CLEAN AIR ZONE
- ESTABLISHED LOCATION
- MODERN OFFICES
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is located fronting the main St Paul's Square, close to the popular historic location of The Jewellery Quarter. The scheme is in an area which benefits from a mixture of residential and office buildings, which makes up a dynamic and popular location for small and medium sized businesses. Birmingham City Centre is approximately 1 mile North of the subject premises. The A38 is 1 mile distant and provides access to the Inner-City ring road, which in turn provides access to Junction 6 of the M6 which connects to the wider National Motorway Network.

## DESCRIPTION

The property comprises of a Grade II listed, three storey building of traditional brick construction surmounted by a pitched tiled roof. There is a central courtyard which is accessed off St Paul's Square via a pedestrian archway. Internally, the property benefits from intercom entry system, solid floor with carpet covering, electric wall mounted heaters, fluorescent strip lights, kitchen and WC facilities.

## ACCOMMODATION

AREA	SQ FT	SQ M
First Floor	492	45.7
<b>Total</b>	<b>492</b>	<b>45.7</b>

## 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 £10,000 per annum exclusive, subject to contract. Terms to be agreed.

## SERVICE CHARGE

We understand that the service charge of £1,313.28 plus VAT per annum is levied against the property.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as having a rateable value of £6,100. Rates payable will be in the region of £3,043.90 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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