

MASON YOUNG

PROPERTY CONSULTANTS

TO LET

FIRST FLOOR OFFICE



**UNIT 3, FRONT, 9 KENYON STREET, JEWELLERY
QUARTER, BIRMINGHAM, B18 6AR**

718 SQ FT (66.7 SQ M)

- SELF-CONTAINED OFFICE
- INSIDE CLEAN AIR ZONE
- PROMINENT LOCATION
- FLEXIBLE TERMS

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is located on Kenyon Street, just off Caroline St, in between the famous Jewellery Quarter and the historic St. Pauls Square. The B4100 is located within walking distance and is a main arterial route leading into the City and to Junction 1 of the M5 motorway. There are excellent transport links all located within walking distance.

This property is located inside the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises a two-storey premises of steel portal frame in construction with brick elevations. The vacant, self-contained, accommodation is available on the first floor which is accessed via a staircase to the rear. Internally, the office space benefits from a solid floor covered with wooden flooring, plastered & painted walls and ceiling, fluorescent strip lighting, WC facilities, CCTV and alarm system. Externally the property is accessed via an electric metal roller shutter.

ACCOMMODATION

AREA	SQ FT	SQ M
First Floor Front	718	66.7
TOTAL	718	66.7

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 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.

BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £4,000. Rates payable will be in the region of £1,996 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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