

**MASON  
YOUNG**

PROPERTY CONSULTANTS

**TO LET**

**GROUND & FIRST FLOOR OFFICES  
WITH ON SITE CAR PARKING**



**MARCHESI HOUSE, 4 EMBASSY DRIVE, CALTHORPE  
ROAD, EDGBASTON, BIRMINGHAM, B15 1RP  
1,156 - 2,343 SQ FT (107 - 217 SQ M)**

- CAR PARKING AVAILABLE
- PROMINENT LOCATION
- SELF-CONTAINED
- FLEXIBLE TERMS

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## LOCATION

The property is situated adjacent to Five Ways Roundabout and is a short walk to Five Ways Railway Station, which provides a 3-minute cross city service to Birmingham New Street. The area is also well served by buses. The scheme is 5 miles from the M6, with excellent links to the M42, M5 and M40 motorways. Local amenities include restaurants, bars, coffee shops and the scheme is adjacent to a Morrisons Supermarket. The property is also close to several hotels including the Park Regis and The Marriott. This property benefits from excellent transport links such as Five Ways Train Station, which is located approximately 0.7 miles away from the subject premises.

## DESCRIPTION

The property comprises of a three-storey detached office building of brick-built construction, surmounted by a pitched tiled roof. Internally, the property benefits from a solid floor with carpet covering, plastered and painted walls, suspended ceiling with LED lighting, gas central heating, double glazed windows, a kitchen and WC facilities. There is lift access to all floors.

Externally, the property has approximately 10 car parking spaces.

## ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	1,156	107
First Floor	1,187	110
<b>Total</b>	<b>2,343</b>	<b>217</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 ground and first floor are available individually on a leasehold basis at a quoting rent of £18,000 per annum exclusive per floor, subject to contract. Both floors can be taken at a quoting rent of £35,000 per annum exclusive. Terms to be agreed.

## SERVICE CHARGE

There is a service charge of approximately £4.00 per sq ft for services provided by the landlord.

## BUSINESS RATES

The property is currently listed within the 2023 rating listing as have a rateable value of £37,750. Rates payable will be in the region of £18,837.25 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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