

MASON YOUNG

PROPERTY CONSULTANTS

FOR SALE / TO LET

SELF-CONTAINED SPLIT LEVEL
OFFICE WITH CAR PARKING



**UNIT 3, 105 CARVER STREET,
JEWELLERY QUARTER, BIRMINGHAM, B1 3AP**
1,443 SQ FT (134 SQ M)

- PROMINENT LOCATION
- SECURE PARKING – 2 SPACES
- LOCATED INSIDE CLEAN AIR ZONE
- AVAILABLE AS LONG LEASEHOLD OR LEASEHOLD

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6 Warstone Mews
Warstone Lane
Jewellery Quarter
Birmingham
B18 6JB

LOCATION

The property is situated along Carver Street in the heart of Birmingham's historic and vibrant Jewellery Quarter, approximately 100 metres from the Clock Tower and within walking distance of the Jewellery Quarter train and metro station. The premises are well located for access to the inner ring road at Icknield Street with Birmingham City Centre approximately 1 mile distant and the attractive St Pauls Square within 1/2 mile.

DESCRIPTION

The property comprises a modern front door office premises with large glazed frontage and pedestrian access off Carver Street. The property is arranged over a ground and first floor split level with the ground being open plan with wood flooring, emulsion coated walls, CAT III lighting, air conditioning, CAT 5 perimeter trunking, kitchen and WC facilities. The first floor comprises an open plan office area with wood flooring and a full height glass partitioned board room. Internal security shutters and intruder alarm are also provided. 2 car parking spaces are also provided via a secure gated car park with two spaces being included within the lease.

ACCOMMODATION

AREA	SQ FT	SQ M
Ground Floor	571	53
First Floor	871	81
TOTAL	1,443	134

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 held on a 125 year long lease with effect from December 2003, the ground rent is £250 per annum, which is reviewed every 25 years. The long leasehold interest is available at a quoting price of £275,000.

The ground floor is available on a leasehold basis at a quoting rent of £9,200 per annum exclusive and the first floor is available on a leasehold basis at a quoting rent of £6,700 per annum exclusive, subject to contract. Both floors can be taken at a quoting rent of £15,000 per annum exclusive. Terms to be agreed.

SERVICE CHARGE

There is a service charge of approximately £3,200 per annum for services provided by the landlord.

BUSINESS RATES

The ground floor is currently listed within the 2023 rating listing as having a rateable value of £7,900. Rates payable will be in the region of £3,942.10 respectively. Small business rates relief may apply.

The first floor is currently listed within the 2023 rating listing as having a rateable value of £7,000. Rates payable will be in the region of £3,493 per annum respectively. Small business rates relief may apply.

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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